

LAXEY VILLAGE COMMISSIONERS

Mid Monthly Meeting

Wednesday 20th January at 10.00am.

Meeting Minutes

Present: Mr J James, Mr P Kinnish, Mr AJ Moore (Chairman), Mrs J. Pinson.

In Attendance: Mr P. Burgess, Clerk, Mr P Tyreman, Mr M Royle, Two Members of Public.

Apologies: Mr P Hill Deputy Clerk, Mrs R.Bate (Vice Chairman)

113/15 Meeting With Peter Tyreman, Ellis Brown Architects. Mr Tyreman to brief Commissioners on Campsite shower block and Glen Road Car Park/Recycling Area. Discussion in PRIVATE.

Due to issues with the information contained within the Tender Return, build timescales, and in order to ensure the Campsite is able to open for Easter 2016, it was unanimously Resolved to defer start of the building works until 1st October 2016. In the meantime discussions will take place with Ellis Brown Architects and the preferred contractor and investigate hiring temporary shower facilities for 2016 season. A discussion took place with respect to options for resurfacing and tidying up the Glen Road Recycling area / car park. It was Resolved Peter Tyreman would prepare two scheme options and report back to the Commissioners in February.

114/15 Planning Matters

Planning Applications

- a) **Planning application no. 16/00035/B**, in respect of Construction of a new bridge over Laxey River with refurbishment of section of road to both sides of bridge, including re-surfacing of road, re-alignment and re-paving of footpaths and installation of lighting. Laxey Bridge Glen Road Laxey Isle Of Man. LVC ref 3741.

Four items of Correspondence relating to the Planning Application and Consultation process – Circulated to meeting.

A detailed and lengthy discussion took place. References were made to meetings with Department of Infrastructure, Laxey Commissioners and Regeneration Committee representatives on 31.12.15 and 07.01.16, **AM** questioned whether the Regeneration Committee had a public mandate and why the Department had invited them and Laxey and Lonan Heritage Trust Committee to comment. The Clerk advised that the Regeneration Committee was Chaired by Mr Steve Rodan, with two representatives from Laxey Commissioners. The Clerk referred the Commissioners to the email from Mr Black dated 24.12.15 in respect of the initial bridge designs, seeking informal feedback and requesting the matter was kept confidential. **AM** stated felt that at the meeting on 07.01.16 there had strong lobbying by both Government Officers and the Architect following, which the representatives present were as to vote for their preferred option and the show of hands had indicated six votes for option 2 and two votes for option 1b. **AM** stated that only 4 of the people in attendance were elected representatives and two had voted for option 1b. **AM** referred to the public consultation process expressing concerns that it had been rushed and stated he felt it had been it was a 'fait accompli'. **JP** added there should have been a clearer process. A discussion took place with respect to bridge designs and the water flow under the bridge and whether the recently published information of volume water flow under option 1b and the other options was correct. The figures quoted as follows: The curved bridge option provides for an improvement of 1.3 x the original; the flat bridge options provide for 2.8 x the capacity of the original. **JP** stated the bridge design should accommodate the maximum water flow possible and initially she had been in favour of option 1b, however taking into account water flow she now considered option 2 to be the best design. The discussion moved onto the road layout with views expressed in respect of the single carriage way and pedestrian pavement, the ownership of the adjoining land was questioned and the Clerk referred the Commissioners to the location plan showing Government land ownership and restrictions due the proximity of adjacent properties. **JJ** stated it was essential to have safe pedestrian access the bridge. **PK** stated a number

of different opinions had been expressed by member of public. AM proposed that webcams could be mounted on the mast shown on option 2. **PK** referred to the flood event in 2002 and stated that at the time the Authorities had advised this was a 1 in 50 year event, however in light of the recent flooding the frequency of event is likely to increase.

It was unanimously Resolved to defer any comment on planning application no. **16/00035/B** to meeting 3rd February 2016, to allow further time for comment to be received. It was noted the date for receipt of comment by Planning was 5th February.

Approval Notices (DEFA Planning Committee)

c) None.

Refusal Notices (DEFA Planning Committee)

d) None

Appeal Notices (DEFA Planning Committee)

e) None.

Planning Enforcement (DEFA Planning and Building Control)

f) None.

Planning - other Correspondence

g) None.

115/15 Approval of Minutes

The minutes of the monthly meeting held on Wednesday 6th January 2016 were examined for accuracy and it was unanimously Resolved that they represented a correct statement of events.

Proposed by: **JJ**. Seconded by: **JP**

116/15 Matters arising out of the minutes 6th January 2016.

a) **All Saints Church – JP** requested an update on the discussions taking place with Arch Deacon in respect of All Saints Church. It was Resolved the Clerk contact Steve Rodan and seek an update.

b) **Letter in IoM Newspaper from Patricia Newton – PK** referred to the letter advising that Ms Newton had stated the Commissioners were elected unopposed when in fact four out of five Commissioners had been elected in contested election in 2012. A discussion took place. No direction was given to the Clerk.

117/15 General Correspondence

a) Patricia newton writes letter regarding the style of the new bridge in Laxey. Circulated previously. See Minute reference 114/15, item a). Resolved to Note.

b) **Flooding on Glen Road 3rd December 2016** - Jill Kimber e-mails at 1625 hours on 12.01.16 on loskimbers@hotmail.com – Good Afternoon, I have just viewed the proposed ideas for the new bridge and think that all are acceptable in appearance although No2 is appealing with the added design detail to match the lighthouse. However, I truly hope that the people making the decision, base their choice on the effectiveness of the structure to allow an optimum flow of water and not on appearance alone. My daughter and I are 2 of the poor people totally flooded out and are extremely concerned about the lack of care given to the rivers, other water courses, drainage etc. The priority always seems to be about getting everywhere ready for the TT... an important event I know BUT please don't insult the poor residents of Laxey who have had their lives badly disrupted or worse by ignoring the works that are vital to stop flooding in the future. We have had neither help, advice nor support from D.O.I, IOM government or anyone else.... no words of reassurance that steps are being taken to prevent this life changing event re-occurring.... we are very concerned for our future. See Minute reference 114/15, item a). Resolved to Note.

c) **Invitation to a Consultation Seminar on Legal Aid.** Martin Blackburn e-mails at 1635 hours on 12.01.16 - Dear Colleagues **Invitation to a Consultation Seminar on Legal Aid** I write to you as Chair of the independent Legal Aid Committee (LAC). As you are aware the LAC is undertaking a

review of how legal advice and representation is provided to those without means to pay for it themselves. As part of the review, the LAC consulted publicly, providing an opportunity for relevant agencies and the wider community to submit their views. We particularly requested comments on the ability of the current system to provide: 1. Fairness and equity in access to justice; 2. Effective use of limited resources and value for money; 3. Transparency, simplicity and efficiency; 4. Professionalism and continuous quality improvement in practice; and 5. Shaping the service around the needs of its customers / clients / users. We encouraged respondents' ideas to be unhindered by the existing arrangements and to express options for radically alternative approaches which may deliver the above principles. In addition to the written responses to the consultation process we have met with several organisations that are important stakeholders in the criminal and civil justice arena. Through this process the LAC has identified areas for streamlining, simplification and improved efficiency and consistency in the delivery of the current service and considered areas with the potential for more radical structural change in the future. The Committee would like to invite you, as a representative of an organisation with whom we have consulted, to a seminar so that we can share with you the story so far on this review and [engage with you as we consider the future shape of government supported access to legal help](#). At the seminar, members of the Legal Aid Committee and officers in the Legal Aid service will: 1. Provide feedback on the consultation process; 2. Explain the improvements to the existing system which have already been implemented; 3. Outline the further improvements to the existing system which have been proposed in our consultations and through our own analysis of the current system; 4. Outline areas for more radical changes which have been proposed in our consultations and through our own analysis of alternative systems; and 5. Suggest the next steps to engage you in considering these potential changes. This will be a participative process and there will be opportunity for Questions and Answers, discussion and engagement in planning. The seminar will take place on Tuesday 26 January 2016 from 3.30pm to 6.30pm in the Ground Floor Committee Room, Murray House, Mount Havelock, Douglas. We are conscious that many individuals and organisations will have work and other commitments and so we have chosen this time so as to enable as wide a spectrum of attendance as possible – even if you are unable to stay for the duration, we would welcome your attendance. If you like to attend please inform Ms Alex Powell on 686422. I hope you are able to attend as we value your input in this important work in ensuring a positive future for delivering equitable and effective access to justice.

It was resolved to note the Invitation to a Consultation Seminar on Legal Aid.

- d) **Garff Merger Employee Contracts of employment** - Peter Hill, Lonan Commissioners email with response from Cath Ashton at Douglas Borough Council in respect of seeking advice on HR and reviewing staff contracts.

I'm completely snowed under at the moment and I am going on leave soon for a 3 week period.

What I would suggest is that you contact the Manx Industrial Relations Service who will be able to give the required advice in relation to the merger and what actions need to be taken.

There is a need to consult with employees and this can help to maintain performance and productivity by improving employee engagement. Obviously effective communication with all stakeholders from the outset is vital and the processes and outcomes should be clear to all involved. The key roles and responsibilities in the merger process should be identified and should be communicated and negotiated in a way that reflects the interests of all parties. Engaged employees are more likely to adapt better to change if they are consulted regularly and given some say in the decision making process as they will feel part of the future success of the organisation going forward.

I could do a brief meeting but I am not sure that this would cover all that is required? You need to identify where you are at, where you want to be and then think about how to get there (but I'm sure you know that already).

A discussion took place and the Clerk advised a meeting had been arranged with Braddan Commissioners Clerk to discuss staff structure. Resolved to Note.

- e) **Mines Road Street Lamp** - Stuart Clague calls into the Commissioner's Office on 12.01.16 to thank Commissioners for installing the additional street lamp on Mines Road, opposite the upper Salmon Centre Car Park.
Resolved to Note.
- f) **Housing Review – Eastern Area Housing Steering Group Terms of Reference.** Clerk seeks approval of Document. See Attached White Papers.
The Clerk advised that Onchan Commissioners had resolved not to be part of the steering group, however, an officer would be attending the working group meetings. A discussion took place and it was unanimously Resolved Laxey Village Commissioners would have political representation on the Eastern Area Housing Steering Group and to approve the terms of reference.
Proposed AM, Seconded JP.
- g) **Eastern Area Housing Steering Group Meeting** - Braddan Commissioners offices at 2.30pm on Thursday 28th January.
JP apologised stating she would be unable to attend on the 28th as she was off island. A discussion took place and it was Resolved the Clerk contact Mrs Bate and ask if she can attend.

118/15 Reports

- a) **Estimates for the financial year 1st April 2016 to 31st March 2017.** See attached white papers.
Clerk recommends the village rate and fixed refuse charge remain at 2015/16 levels, i.e. Village Rate 174p/£ and fixed refuse charge £163.
It was unanimously Resolved to set the village rate and fixed refuse charge at 174p/£ and £163 respectively.
Proposed AM, Seconded JP.

119/15 Any Other Business

- a) **Planning application no. 16/00035/B, in respect of Construction of a new bridge over Laxey River.** Email correspondence received from Stephen and Kath Harrison, Dirk McHarrie and John Cowley in respect of Consultation process. Email correspondence from Jeff@manx.net stating bridge option 1b would be the most acceptable. Correspondence Circulated.
See Minute reference 114/15, item a). Resolved to Note.
- b) **Planning application no. 16/00035/B, in respect of Construction of a new bridge over Laxey River.** Roz Bate emails on 18.01.16.- In my opinion the consultation with the public/ Commissioners etc was a waste of time and effort as the DoI had already decided which bridge they were going to install. Why is there no mention, that I can see, on the plan regarding the LED lights which Mr McGarigle said would be installed, surely these should be part of the plan.
Given the size of the original arches etc I think a figure of only 1.3% extra flow is a very low one but we have to take their word for it.
I would be against the proposed design but don't think it will make any difference what we say but please record my vote.
Clerk note – The planning application contains a drawing giving full detail of both public and architectural lighting.
See Minute reference 114/15, item a). Resolved to Note.
- c) **Request to Plant Memorial Shrub** – Julie Peel emails on 15.01.16 - The resident in question is Mrs Pat Gilmore, 18 Cooil Roi. She would like to plant a shrub in the bank opposite the complex, almost level with the bottom end of the weir. This was where her late husband (Tim) looked out of the window before he passed away. There does appear to be a gap where a bush has died off. There would be no cost to the commissioners as a family member would be happy to do the ground work if permission is given.
It was unanimously Resolved to approve the request to plant a memorial shrub on the bank opposite Cooil Roi.

- d) **Initiative to build on success of local regeneration committees** – Andrew Moore email dated 19.01.16 requesting the Clerk place the matter on any other business. Regeneration Update Document circulated.
AM referred the Commissioners to the Chief Minister’s initiative to give the Regeneration Committees a wider remit, stating he was concerned that the Regeneration Committee seemed to have too much power and influence on matter relating to the village and that decisions were being made without full approval of the Commissioners. The discussion moved on to the recently completed Laxey Regeneration works and it was Resolved the Clerk write to Regeneration Chairman and request a formal response to unfinished elements of the scheme, including paving on the station, tarmacking the area in front of the church and the car parking area to the rear of the Coop.
- e) **AM** asked **PK** to provide an update to the Commissioners with respect to matters relating to Laxey and Lonan Heritage trust. **PK** advised the Trust were meeting week commencing 1st February and would report back to the Commissioners following this meeting.

Meeting Closed at 1.10pm
Date of next meeting - Wednesday 3rd February 2016, 10.00 am.