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| GARFF PARISH DISTRICT COMMISSIONERSMid Monthly MeetingWednesday 20th July 2016 7.00 pm | | |
| Meeting Minutes | | |
| **Present:** Mr N. Dobson (ND) (Chairman), Mr R. Moughtin (RM) (Vice Chairman),  Mr S. Clague (SC), Mrs M. Fargher (MF), Mr T. Kenyon (TK), Mr P. Kinnish (PK),  Mr L. Miller (LM), Mr. J. Quayle (JQ),  **In Attendance**: Mr P. Burgess (PB) Clerk. Mr M.Royle (MR) Deputy Clerk/RFO,  Mrs Julie Peel (JPL) Housing Manager. Four Members of Public.  **Apologies:** Mrs J. Pinson (JPN), | | |
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| **56/16** | **‘Friends of Sophia Goulden’–** Representatives to meet with Commissioners.  **ND** welcomed Lynn Owens (LO) and Sue Richards (SR) to the meeting. **SR** briefed the meeting on the ‘Friends of Sophia Goulden’ and the plan to raise funds to provide a memorial to Sophia Goulden who was the mother of Emily Pankhurst and who was born in the Parish of Lonan. **LO** advised they were looking for approval in principle from the Commissioners to site the memorial in the vicinity of the Rose Gardens. **LO** asked if one of the Commissioners wanted to sit of the committee (Friends of Sophia Goulden).  Subject to planning approval and other permissions it was unanimously Resolved to approve in principle the siting of the memorial somewhere in the Parish of Lonan.  Proposed **RM**, Seconded **LM**. |  |
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| **57/16** | **Planning Matters** |  |
|  | Matter Arising from meeting 6th August 2016.  Bungalow, **Ballamenagh Moar Farm** Baldrine, Extension to existing dwelling.  Clerk reports that previously approved 2 storey extension was never constructed. |  |
|  | **Planning Applications** |  |
|  | **PA16/00559/B** – Variation of condition on of PA 12/00783/B to extend the approval period by a further one year, Ballaconn, Cornaa, Ramsey, IM7 1EE.  It was Resolved to recommend approval of PA16/00559/B. |  |
|  | **16/00721/B –** Replacement roof of existing conservatory, 2 Cooilushty, Maughold, IM7 1AQ.  It was Resolved to recommend approval of PA16/00721/B. |  |
|  | **16/00754/B –** Alterations to existing lobby, comprising new doors, installation of stone wall, and new hand rails, and replacement of existing flat roof to side elevation with a pitched roof, and blocking up of window to side elevation. Glen Mona Hotel, Glen Mona, Maughold, IM7 1HF.  It was Resolved to recommend approval of PA16/00754/B. |  |
|  | **16/00693/B** - Landscaping works to rear garden (retrospective), Green Oak, Clay Head Road, Baldrine Isle Of Man IM4 6DJ.  It was Resolved to recommend refusal of PA16/00693/B, this was due to the application being retrospective. |  |
|  | **16/00743/B** - Removal / demolition of existing structures and installation of fencing, stone flagstones and wooden pergola to pub garden, Mines Tavern Captains Hill, Laxey, Isle Of Man, IM4 7AY.  It was Resolved to recommend refusal of PA16/00743/B, this was due to the application being retrospective. |  |
|  | **16/00744/CON** - Registered Building consent for the demolition of an external wooden shelter Mines Tavern, Captains Hill, Laxey, Isle Of Man, IM4 7AY.  It was Resolved to recommend refusal of PA16/00743/B, this was due to the application being retrospective. |  |
|  | **16/00746/B -** Alterations and erection of extension to dwelling, Ballacreg, Dreemskerry Hill, Dreemskerry, Ramsey, Isle Of Man, IM7 1BE.  The Commission noted these proposals with interest as their scale suggests they are beyond ‘extensions and alterations’ and may be viewed as providing a ‘new’ dwelling.  If the proposals are viewed as ‘extensions and alterations’ to the current property then Section 8.12.2 of the Strategic Plan needs to be carefully considered; particularly as the proposals are of a ‘non-traditional’ design. Section 8.12.2 primarily encourages ‘traditional style’ to be incorporated into design rather than ‘non-traditional’.  If the proposals are viewed as a new dwelling it is noted that HP 14 allows a provision for buildings of ‘innovative, modern design where this is of high quality and would not result in adverse visual impact’.  Whichever policies are most appropriate, Members acknowledge that although the design is non-traditional it could be interpreted as ‘innovative’ and of ‘high quality’. The location of the property also ensures that any impact as viewed by the public would be minimal.  Members also note that the plans suggest that the increase in floor size will be within the 50% stipulation. |  |
|  | **16/00757/B –** Alterations and extension to building**,** Brook Cottage, 39 Mines Road, Laxey, IM4 7NJ.  It was Resolved to recommend approval of PA16/00754/B. |  |
|  | **PA16/00763/B** – Baldromma Christian, Ballamenagh Road, Baldrine, IM4 6AG, Erection of Replacement Dwelling (amendment to PA 15/00458?B).  It was Resolved to recommend approval of PA16/00763/B. |  |
|  | **PA16/00765/B** – Sea Bank, The Promenade, Laxey, IM4 7DD, Installation of replacement windoiws.  It was Resolved to recommend approval of PA16/00765/B. |  |
|  | **PA16/00766/B** – Ballaquirk Lodge, Ballaragh Road, Laxey, IM4 7PH, Erection of an extension to dwelling.  It was Resolved to recommend approval of PA16/00766/B. |  |
|  | **PA16/00383/B - Coppertop, Booilushag,** Alterations and erection of extension to provide replacement garaging and additional living accommodation. Approved.  Contact from applicant. Clerk to brief Members.  Following briefing by the Clerk, it was Resolved to note the Correspondence from the received from the applicant. Correspondence to be circulated and discussed at the next meeting. |  |
|  | **PA16/00768/B - Stables Brundal House,** Glen Roy, Laxey, Replacement of existing felt roof with bitumen roofing.  It was Resolved to recommend approval of PA16/00768/B. |  |
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|  | **Approval Notices (DoI Planning Committee)** |  |
|  | **PA16/00612/B –** Erection of two storey extension, Gumtree Cottage, (2 Osbourne Cottage)**,** Glen Rd, Laxey IM4 7AJ.  It was Resolved to note planning approval notice PA16/00612/B. |  |
|  | **PA16/00187/B -** Erection of a detached building to provide games/gym room (Amended Plans), Ainchea, Corony Bridge, Maughold.  It was Resolved to note planning approval notice PA16/00187/B. |  |
|  | **PA16/00372/B -** Alterations and extension to existing access road, wall alterations and repositioning of two existing and installation of two additional lamp standards, Dreemskerry Farm, Maughold,  It was Resolved to note planning approval notice PA16/00372/B. |  |
|  | **Refusal Notices (DoI Planning Committee)** |  |
|  | Nil. |  |
|  | **Appeal Notices (DoI Planning Committee)** |  |
|  | **PA15/01144/B –** Appeal against refusal for erection of fencing (retrospective), Rhianfa, Ballafayle, Maughold, IM7 1ED. Written submissions only no later than 5pm on 27 July 2016.  It was resolved to resubmit previously submitted comments on PA15/01144/B. |  |
|  | **Planning Enforcement (DoI Planning and Building Control)** |  |
|  | Nil. |  |
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| **58/16** | **Approval of Minutes**  The minutes of the monthly meeting held on Wednesday 6th July 2016 were examined for accuracy and it was unanimously Resolved that they represented a correct statement of events.  Proposed by: **SC**, Seconded by: **PK.** |  |
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| **59/16** | **Matters Arising & Other Business** |  |
|  | **Health and Safety – MR** requested an update. **MR** advised that we were in receipt of a quotation for retained Health and Safety advice. A discussion took place and it was Resolved to obtain a second quotation. |  |
|  | **Matter raised by Constituents in Lonan Parish – ND** reported he had met with **TK** to discuss matter raised by constituents when **TK** was canvasing for election. A list of items had been forwarded to the Clerk. It was Resolved the Clerk would write to the various agencies and seek resolution to matters raised. |  |
|  | **Meeting Attendance Allowance** – Policy – A discussion took please and it was Resolved that individual Commissioners would be responsible for submitting claim forms on a monthly basis. Additionally members wishing not to claim during the current financial year need to inform the Clerk in writing. |  |
|  | **‘Any Other Business’** **None urgent matters** – **ND** advised the Commissioners that matters raised under ‘Any Other Business’ were taking up a significant amount of time and proposed that members forward matters in writing a minimum of 48hrs prior to the meeting and only raise urgent matters in ‘any other business’. A discussion took place and it was acknowledged that a lot of matters raised in ‘any other business’ could be dealt with by the Clerk without being brought to the meeting. It was Resolved that any items for ‘any other business’ be sent to the Clerk a minimum of 48hours prior to the meeting and only urgent matters raised without notice at the meeting. **SC** said he did not support the proposal. Proposed **LM,** Seconded **TK.** |  |
|  | **Chain of Office** – Garff Commissioners – A discussion took place and it was Resolved to invite a ‘local Artist’ to attend the office to view Laxey, Lonan and Maughold chains and produce a design for a ‘Garff’ chain of office, for further consideration and discussion by the Commissioners. |  |
|  | **‘Mini Bus tour’** to inspect sheading. The Clerk advised that there may be a possibility of using Laxey School bus. Matter deferred to next meeting. |  |
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| **60/16** | **General Correspondence** |  |
|  | **Manx folk dance society** are hosting visitors from Sweden during the summer and will be visiting Laxey on 11th August. They have request the use of the village square to perform dancing during the day.  Resolved to approve request to hold the event. |  |
|  | **Miner’s Memorial Sculpture by the artist Gary Bennett**. Jane Hall of the Manx Art Directory requests the Commissioners give consideration to purchasing The. Document titled ‘Proposal to Laxey Village Commissioners for the Installation of Artwork in the Village’ To be circulated separately.  A discussion took place and it was Resolved not to investigate the offer further. **TK** for, all other members, against. |  |
|  | **Laxey MER Sub Station –** Nick Black, Department of infrastructure email dated15th July 2016.  Please see attached the first draft of a Heads of Terms for the lease of the Laxey substation. I would be grateful if you would advise of any concerns at an early stage so that we can have something to put to your Commissioners that is likely to be supported. I did wonder if you would look for a longer term, or for a 5 year term with a break option for both sides at 3 years. I recognise that your volunteers are committed and enthusiastic but clearly the Department does not want to be in the position of constructing a new facility for its own use if the substation idea is quickly abandoned.  The Clerk briefed the Commissioners on the background to the plan to create a small Museum run by volunteers, which had the support of Laxey Commissioners. A discussion took place and it was Resolved to approve the Draft Heads of Agreement circulated and the Clerk to investigate further matter relating to Health and Safety and legal requirements with respect to the asbestos and mercury in the building. Proposed **LM**, Seconded **MF.**  **SC and RM** expressed concerns with respect to the legal requires in respect of the asbestos and mercury. |  |
|  | **The Area Plan for the East –** Cabinet Office letter date 8th July 2016. Call for sites and estimated timescales for consultation, inquiry, adoption And Tynwald approval.  A brief discussion took place and it was Resolved to note the correspondence received. |  |
|  | **Eastern Area Plan –** Lonan Resident writes dated 11th July 2016, requesting he is kept in the loop with respect to any ‘Consultation’.  It was Resolved to note the correspondence and the Clerk was requested to keep forward any correspondence received to the correspondent. |  |
|  | **Survey of Laxey and Glen Roy Rivers –** Manx Utilities letter dated 14th July 2016 advising theAuthority will beundertaking a survey commencing 18th July until 31st August 2016. Letter sent to residents CC’d to Commissioners for info only.  The Clerk advised he had met with a representative of the consultant to ensure that all properties affected on Glen Road were included in the survey. Resolved to note. |  |
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| **61/16** | **Committee Reports** |  |
|  | **Municipal Association –** No report. |  |
|  | **Laxey & Lonan Heritage Trust –** No report. |  |
|  | **Laxey & Lonan Sports and Community Facilities –** **PK** advised that the recent meeting was poorly attended there was nothing of note to report. |  |
|  | **Northern Traffic Management Liaison Committee – PK** reported the Director of Highways, Jeff Robinson had addressed the meeting and had promoted the use of the Department of Infrastructure Report a Problem Page and the associated mobile phone app or telephone 850000. **PK** continued advising he had raised a number of issues including designated passing places on Old Laxey Hill and Glen Road, reconstruction of Glen Road and plans to improve viability at the Hibernia Junction of the A2. **TK** requested identification of posts in Baldrine for installation of speed signage. |  |
|  | **Northern Neighbourhood Policing Team Community Partnership meeting -** No report. |  |
|  | **Regeneration Committee –** The Clerk advised an email had been sent to the Regeneration Secretary Requesting a meeting. The Clerk advised that |  |
|  | **Eastern Civic Amenity Site Joint Committee –** No report. |  |
|  | **Northern Civic Amenity Site -** No report. |  |
|  | **Northern Swimming Pool Board – JQ** advised he had been sent the accounts, however there had been no notice of a meeting. |  |
|  | **Northern Area Housing steering group –** No Report. |  |
|  | **Northern Sheltered Housing Committee – MF** advised that the group had met and that she had contacted the Clerk to request a letter sent confirm she was the representative. **MR** confirmed the letter had been sent and **MF** continued stating there was a consultation on adult social care, MF advised she was unable to the meeting 21st July, but would report back to the Commissioners any information circulated. **JPL** advised she had responded to consultation on care of older people and issues with how the system should works and the reality of how it’s works reality. **JPL** continued advising the consultation had not been circulated to the Local Authorities. **JQ** advised the date for submission had been extended to August. **MF** advised that following the introduction of the means testing policy the waiting lists had reduced significantly. **RM** stated he would raise the matter of lack of Consultation at the next Municipal Association meeting. |  |
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|  | **Eastern Area Housing steering group –** No Report. |  |
| **j)** | **Waste Management Steering Group – ND** advised the officers working group were meeting on 21st July. |  |
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| **62/16** | **Officers Report** |  |
|  | **Cooil Roi – JPL** referred to the consultation on Care Older People and the role of the re-enablement team. **JPL** advised she had reported cases of how older people were being dealt with such as being sent home with notifying the warden which was in breach office regulations. **JPL** advised that 99% of the action highlighted in the internal audit report had now been actioned.  **JPL** advised a resident with reduced mobility had requested an over the bath shower and shower chair. It was Resolved to note the report by **JPL.** |  |
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| **63/16** | **Staffing Matters – In Private** |  |
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| **64/16** | **Chairman’s Report** |  |
|  | Employment matters see meeting reference 63.16, item a). |  |
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| **65/16** | **Approval of Cheques** |  |
|  | None to approve. |  |
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| **66/16** | **Any Other Business** |  |
|  | **MF** proposed the Commissioners write to Steve Rodan MHK congratulating him on thim appointment as President of Tynwald and thanking him for his service as political representative for Garff over the past 21 years. It was Resolved the Clerk write on behalf of the Board. |  |
|  | **MF** reported that Philip Greensmith sextont at Maughold Church, was retiring from his role and proposed a letter was sent thanking him for his service. It was Resolved the Clerk write on behalf of the Board. |  |
|  | **End Café – SC** enquired what action was being taken by the Authority to deal with the property. The Clerk advised that despite undertaking extensive searches, so far it had proved impossible to obtain the address of the owner, who was believed to be resident overseas. The Clerk continued advising the that the Environmental Health Officer form DEFA has been making regular visits to the site and has advised that no remedial works needs to be undertaking in respect of danger to members of the public. |  |
|  | **Lonan Parish Church –** Further to correspondence from Steve Rodan circulated to Commissioners SC proposed that the Commission writes to the Archdeacon to request a meeting to update on the progress of matter relating to the future of the Church. It was Resolved the Clerk write and request a meeting. |  |
|  | **Sewerage Laxey and Baldrine** – **SC** proposed the Chief Executive from the MUA was invited to a meeting with the Commission. It was Resolved the Clerk write and request a meeting. |  |
|  | **Flood Survey Laxey and Glen Roy rivers** – It was Resolved the Clerk write and invite Manx Utilities Flood Risk Management Engineer, to meet with the Commissioners to provide an update and discuss matters relating to proposed flood elevation schemes. |  |
|  | Meeting Closed at 10.20pm  Date of next meeting:- 17th August 2016 |  |