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| GARFF PARISH DISTRICT COMMISSIONERSMonthly MeetingWednesday 15th February 2017, 7.00 pm |
| Minutes of the Meeting |
| **Present:** Mr N. Dobson (ND) (Chairman), Mr R. Moughtin (RM) (Vice Chairman), Mrs M. Fargher (MF), Mr P. Kinnish (PK), Mr. T. Kenyon (TK), Mr. S. Clague,(SC), Mr L. Miller (LM), Mr J. Quayle (JQ), Mrs J. Pinson (JPN), **In Attendance**: Mr P. Burgess (PB) Clerk. Mr M.Royle (MR) Deputy Clerk/RFO. From L&LS&CF Ltd, Mr D. Butt; from Laxey FC, Mr P. Renard, Mr M. Murley. **Apologies:** Mrs Julie Peel (JPL) Housing Manager.  |
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|  | **Meeting commenced at 7.01 pm.** |  |
| **210/16a** | **Glen Road sports Facilities –** Meeting with Representatives from Laxey and Lonan Sports and community Facilities ltd and Laxey AFC. ***ND*** *welcomed the three representatives of local sporting organisations and invited their contribution to the meeting. Mr Butt referred to the previous proposals to develop the sports facilities in the area opposite Laxey Football Ground. He gave a history of these proposals which had included schemes for a sports hall and other schemes for all weather playing services. The sports hall facility had not been progressed due to some opposition to an increase in rates which would have been in the order of 6p in the £. Mr Butt advised that there were several potential sources of funding should a new proposal be brought forward. Mr Renard referred to the Tommy Clucas Sports Hall in Peel which had been funded from a variety of sources. Several options were briefly considered including a sports hall and all weather pitches. Mr Renard advised that an initial approach to planners had been made. It was likely that the planners would only accept a structure that had architecture that was sympathetic to the area and was in stone or stone faced; there were further cost implications that this would involve.* ***MF*** *asked what other hurdles there were to progress in this matter.* ***ND*** *stated that these were principally financial. Mr Renard added that the river walls would have to be re-instated before any development could be undertaken. The size and shape of the site was also a matter that would a He also advised that the build cost of a sports hall would be in the region of £350,000.* ***RM*** *stated that government was devolving more services to local authorities so there was financial pressures from elsewhere, against which this kind of scheme needed to be balanced. Mr Renard suggested that the planning officer be contacted to discuss the proposal prior to preparing and submitting an AiP application. This section of the discussion was closed and the representatives left the meeting.* *Further discussion of the matter took place.* ***JPN*** *suggested that the facilities should be appropriate for all age ranges across the community.* ***ND*** *proposed that further consultation take place with the sporting organisations with a view to investigating further development of the land for sporting activities. Seconded* ***TK****. Resolved.*  |  |
| **210/16** | **Planning Matters** |  |
|  | **Planning Applications** |  |
|  | **PA 16/00138/B – The Willows, Hibernia Road, Maughold, IM7 1EN.**  Erection of a two storey extensions to dwelling. Amended Plans received. *The amendments were noted. The clerks were instructed to reiterate the previous comments made by Maughold Commissioners in January 2016.* | **clerks** |
|  | **PA 17/00095/B – Ballacowin Farm, Glen Roy, Lonan, IM4 7QE.** Erection of an agricultural building.*The proposals were considered. It was noted that the proposed building was within the curtilage of the farm environment. This appeared to be a working farm and there was some justification of agricultural need.* ***SC*** *requested that conditions be put on to ensure that the building was finished in dark green.*  | **clerks** |
|  | **PA 17/00120/B – Montana, South Cape, Laxey, IM4 7BJ.** Replacement Garage.*No objections.* |  |
|  | **PA 17/00137/B – Thie-Ma-Chree, Fairy Cottage, Laxey, IM4 7HR.** Change of use application for additional use of residential property as self-catering tourist accommodation.*No objections.* |  |
|  | **PA 17/00140/B – Ballachrink Mooar Farm, Ramsey Road, Lonan, IM4 7PP.** Erection of an Agricultural building.*The proposals were considered. It was noted that the proposed building was within the curtilage of the farm environment. This appeared to be a working farm and there was some justification of agricultural need.* ***SC*** *requested that conditions be put on to ensure that the building was finished in dark green.*  |  |
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|  | **Approval Notices (DoI Planning Committee)** |  |
|  | **Planning Application - 16/01309/B – Ballamenagh Moar Farm, Ballamenagh Road, Baladrine, IM4 6AJ.** Alterations, erection of single and two storey extensions to dwelling.  |  |
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|  | **Refusal Notices (DoI Planning Committee)** |  |
|  | **Appeal Notices (DoI Planning Committee)** |  |
|  | **Planning Enforcement (DoI Planning and Building Control)** |  |
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| **211/16** | **Approval of Minutes** |  |
|  | Minutes of the meeting held on 1st February 2017 for approval.These were examined for accuracy and agreed to be a correct record. Proposed **JQ**, Seconded **RM**. |  |
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| **212/16** | **Matters Arising & Other Business** |  |
|  | ***Share the Space - JQ*** *referred to the Commissioners’ ‘****Share the Space’ Campaign visit to Laxey School****.* ***MF*** *advised that Ian Sharpe had spoken with the children about his Paralympic successes and cycling safety. She added that he had been ‘outstanding’ and that the event had been very successful.* |  |
|  | ***Northern Swimming Pool Board*** *-* ***JQ*** *advised that that there would be a meeting of the Northern Swimming Pool Board with the Gas Board in regard to faults and concerns with the current heating system at the pool.*  |  |
| **c)** | ***Municipal Association AGM - RM*** *reported that**a menu had been agreed for the Municipal Association at the Salmon Centre at an appropriate price. Hector Duff had been engaged as Guest Speaker.* |  |
| **d)** | ***Lonan Play Equipment - SC*** *asked if a scheme for play equipment in Lonan had been approved at the last meeting. ND advised that no decision had yet been made at that meeting, but advised that the matter was the subject of an item scheduled to be discussed later in the meeting. Further comment was reserved.*  |  |
| **e)** | ***Garff Refuse Contract - PB*** *reported that all organisations who had tendered for the refuse contract had been contacted and advised of the Board’s decision.* |  |
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| **213/16** | **General Correspondence** |  |
| **a)** | **Shared Housing Waiting list** – Eric Whitelegg letter dated 5th February 2017. Outlining principles of operation for a pilot for Northern Combined Housing Waiting list (general needs).*The clerks advised that the information had been distributed confirming agreement to a shared list; the matter was noted by the Board.* |  |
| **b)** | **Manx National Rally – 5/6 May 2017** - Creg na Baa back road closed 11.30 to 15.30, 5th May. *This matter was noted.*  |  |
| **c)** | **Trees felled at Fieldhead, Glen Mona Loop Rd –** Anonymous letter.***MF*** *requested that DEFA be contacted to ensure licences had been issued.*  | **clerks** |
| **d)** | **Planning Appeal Decisions –** Letter from DEFA CEO, Richard Lole. See Appendix A.This matter was noted. ***MR*** *advised that the correspondence had been directed to Chris Thomas, Minister for Policy and Reform, as the Planning System was currently the subject of a review by the Cabinet office.*  |  |
| **e)** | **Shared Services Membership of Henry Bloom Noble Library –** Douglas Borough Council Letter dated 8th February 2017 advising the subscription, should Garff Commissioners choose to opt in is £412.50.***JQ*** *Proposed that the offer be taken up for a 12 month period. Seconded* ***PK****.* ***JPN*** *questioned if the funds were in the budget.* ***PB*** *replied that this could be afforded.* ***RM*** *proposed that the offer not be taken up. Five Members voted against this amendment and the original proposal to take up the offer was carried. The availability of the service to be advertised on social media/noticeboards. The number of Garff users currently enrolled to be ascertained and compared to the numbers taking up the service in twelve months’ time.*  | **Clerks** |
| **f)** | **Public Service Commission (PSC) and Local Authority Representation –** Letter dated 31st January 2017, from the PSC advising they do not consider it would be appropriate for Local Authorities to have representation on the Commission.*This matter was noted.*  |  |
| **g)** | **Raizer Chair –** Consideration of the purchase of a Raizer for Cooil Roi Sheltered Housing Complex. This could also be made available for use else in the community. Cost £2,700.00 ex vat.***JQ*** *advised that he had heard very positive endorsements of these chairs from healthcare professionals.* ***SC*** *stated that Cooil Roi was a sheltered housing complex not a nursing home. He was concerned about training, liabilities and legal issues relating to deployment of the chair.* ***RM*** *stated support for these concerns.* ***PB*** *suggested that further consultation with* ***JPL*** *needed to be undertaken.* ***MR*** *suggested that the Commissioners’ insurers be contacted prior to any decision being made.* ***PK*** *questioned the cost burden on the rates. The clerks advised that Cooil Roi would be funding any purchase from its own income. The monies would not be taken from the domestic rates. JPN asked if the chair could be used to attend to situations in the Sheading. The possibility of this would also be explored.* ***ND*** *instructed the clerks to seek further guidance from the Insurers, the Ambulance Service and St John’s.*  | **Clerks** |
| **h)** | **Issue of Agricultural land being sold and used as life style land.** ***MF*** *raised this issue of land sold and used for small holdings and other purposes.* ***MF*** *advised that the land being sold was usually only zoned for agricultural grazing, there was no such category as ‘Lifestyle Land’ in the current regulations.* ***MR*** *advised that where land searches came in to the Commissioners a statement was issued with the completed search indicating the planning legislation required that change of use would be required if the purchaser wished to put the land to any other use than agricultural.* ***ND*** *proposed that the Commissioners write to the Estate Agents indicating the current planning legislation. This to be copied in to the media.*  |  |
| **i)** | **Disease resistant Elm planting –** James Lee from DEFA has visited several sites in Laxey**,** including the Glen Gardens and Glen Mooar and identified a suitable site at the top of the Valley Gardens adjacent to Captains Hill.***PK*** *requested that the location be at the edge of the grassed area rather than at its centre. A discussion took place regarding the possibility that the grassed area could be developed as a parking area if in the future that were deemed appropriate.* ***PB*** *to refer to DEFA and establish a position at the edge of the grassed area on Captain’s Hill.*  | **PB** |
| **j)** | **Regeneration Committee –** *Tuesday 28th February 2017;* ***PK****,* ***SC*** *and* ***TK*** *to attend.* ***JPN*** *to forward apologies. MF expressed concern that any installation in the new square would limit its potential for displays or performance.*  |  |
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| **214/16** | **Officers Reports -** ntr |  |
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| **215/16** | **Health and Safety / Maintenance Matters -** ntr |  |
|  | **Works and Amenities Report -** ntr |  |
| **218/16** | **Chairman’s Report –** ntr |  |
| **219/16** | **Finance Report –** ntr |  |
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| **220/16** | **Any Other Business** |  |
|  | ***Political Surgeries - MF*** *sought clarification of the attendance of a Commissioners at the Political Surgery in Laxey that took place monthly. MF advised that she would be happy to attend on the rota.*  |  |
|  | ***IoM Government Property Maintenance and Repairs - SC*** *expressed concern with the lack of action by government departments to maintain several areas in Garff. These included the wall on Old Laxey Hill which DoI had committed to repair. The rusty railings opposite Baldrine Park were also discussed. Maintenance of these was the responsibility of the MER.**The clerks advised that these and other matters had been reported.****ND*** *asked if the requests could be reiterated on these matters and if the MHKs could be copied in to the requests.*  | **Clerks** |
|  | ***JQ*** *advised that some gabion baskets had been placed against the hedge bank near the junction of Lewaigue Road and the A2 Coast Road. Clerks to investigate and forward details to the DoI.* | **Clerks** |
|  | ***PK*** *referred to the wall opposite his own property which appeared to have a bulge. PB advised that a survey had been undertaken of the walls along Old Laxey Hill and no concerns had been raised as a result.**Clerks to report.* | **Clerks** |
| **e)** | ***PK*** *referred to the new roof on the Laxey Promenade Shelter. The consensus was that it looked to be a great improvement. Some debris was scheduled to be removed from the rear.*  | **Maintenance**  |
|  | ***PK*** *asked if the future of All Saints Church, Lonan, could be placed as an item for discussion on the Agenda at the meeting scheduled for 01.03.17.* | **Clerks** |
|  | ***PK*** *raised a**discussion of the future of the 35 New Road building. There was no further instruction.*  |  |
|  | Meeting Closed at 9.32 pm. |  |
|  | Date of Next Meeting: Wednesday 1st March 2017 |  |