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| GARFF PARISH DISTRICT COMMISSIONERSStatutory MeetingWednesday 2nd August 2017, 7.00 pm | | |
| Minutes of the Meeting | | |
| **Present:** Mr S.Clague, Mr N. Dobson, Mrs M. Fargher, Mr T Kenyon, Mr P. Kinnish,  Mr L. Miller, Mr R. Moughtin, Mrs J. Pinson, Mr. J. Quayle.  **In Attendance**: Mr P. Burgess, Clerk, Mr M.Royle, Deputy Clerk/RFO,  **Apologies:** Mrs Julie Peel, Housing Manager. | | |
| **7.00 pm** | **ND** opened the meeting with an announcement that an audio recording of the meeting was being made for the purpose of the minutes.  **ND** referred to the recent accident on Pinfold Hill in which four residents of Garff had died. A minutes silence was held as a mark of respect. **ND** stated that the thoughts and prayers were with the families of the bereaved.  Report back from Ian Alder, Commissioners’ retained H&S Consultant, on the operation of the raft in Laxey Bay.  Mr Alder reported that he had inspected the raft itself and had considered its use and operation. He had noted that there were no reported incidents to date of injury being caused. He outlined a range of modifications that he had considered, but had determined that none of these would improve the safety of the raft or its operation beyond the current situation. He felt that although there was no 'risk-free' solution, there were areas in which the safety of the raft could be improved and managed. These included improvements to signage and consideration of a wider policy for managing risk on the beach. Mr Alder stated that in his opinion the risk was being managed effectively and the raft should not be withdrawn from use at this stage. He advised that crush injuries could occur when the raft was almost beached at low tides. **MF** noted that the sea was a hazardous area and parents of young children in particular needed to monitor their children's activities when on the beach and in the sea. Mr Alder noted that the raft was well maintained and monitored regularly, but suggested that the recording of damage and maintenance could be improved. It was agreed that the raft and beach be put onto the agenda of the H&S meeting scheduled for the 30th of August. Mr Alder would be the present at the meeting to provide training and following this matters in regard to improving the health and safety policy for the beach and raft would be undertaken. This would ensure that the Commissioners had applied a common sense approach to mitigating the risks of the raft's operation. JPN requested that the clerks investigate the possibility of sourcing a replacement raft that would be suitable for use off Laxey Beach. | clerks |
| **50/17** | **Planning Matters** |  |
|  | **Planning Applications** |  |
|  | **16/01139/A** Fields 61278 & 612727, Baldrine Road, Approval in Principle for the development of 7 dwellings with means of access to be approved – Amended Information.  *Noted. No objections.* |  |
|  | **17/00006/B** Cliffside and End Café, The Promenade, Laxey, Demolition of existing dwellings, garage and outbuildings and erection of four dwellings – Amended Information  Correspondence had also been received expressing concerns in respect of impact of traffic on the promenade and business premises during demolition and building works.  *The application and correspondence were Noted. No objections.* |  |
|  | **17/00736/B** Ainchea, Corony Bridge, Creation of hardstanding helipad with associated landscaping (Retrospective).  ***PK*** *declared an interest and withdrew from any discussion. Objections were raised in regard to planning and H&S issues in regard to this application, particularly in terms of public safety, the safety of livestock and proximity to infrastructure and public facilities..*  *The clerks were instructed to object to the application.* |  |
|  | **17/00436/B** Dhoon Manor, Main Road, Dhoon, Erection of a detached two storey garage –  Amended Plans.  *Noted. No objections.* |  |
|  | **17/00800/B – Bridge House, Mill Road, Laxey, IM4 7AU.** Conversion of existing commercial garage to self contained unit for permanent residential and tourist use, and the erection of conservatory extension to existing residential unit.  *Noted. No objections.* |  |
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|  | **Approval Notices (DoI Planning Committee)** |  |
|  | 17/00543/B Purt ny Shee, Ballacollister Heights, Alterations and erection of an extension – Approved 21.07.17. *Noted.* |  |
|  | **Refusal Notices (DoI Planning Committee)** |  |
|  | Nil. |  |
|  | **Appeal Notices (DoI Planning Committee)** |  |
|  | Nil. |  |
|  | **Planning Enforcement (DoI Planning and Building Control)** |  |
|  | Nil. |  |
|  | **Demolition Notification** |  |
|  | Demolition of old Manx Cottage, Wheatcroft, Ballaragh. Comments by 8th of August. *Noted.* |  |
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| **51/17** | **Approval of Minutes** |  |
|  | Approval of minutes of the meeting of 19th July 2017.  *These were agreed to be a correct record of the decisions made at the meeting. Proposed,* ***JQ.*** *Seconded,* ***SC.*** *Resolved.* |  |
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| **52/17** | **Matters Arising & Other Business** |  |
|  | **TK -** *stated that the Cooil Roi 50th Birthday celebrations had made for an excellent afternoon. The clerks were instructed to write to Mrs Peel and Mrs Quayle and staff to thank them for the organising the event.* | Clerks |
|  | ***JQ*** *asked for an update on progress with obtaining use of the Dhoon Field.* ***MR*** *reported that a meeting was being scheduled with the planners and the vicar of St Pauls.* | Clerks |
|  | ***JPN -*** *asked a question on progress with investigations into the provision of a sports facility in Glen Road.* ***PB*** *advised that liaison would take place between the clerks and the Laxey and Lonan Sports and Community Facilities Ltd in the coming weeks once interested parties returned from holidays. The purpose was to determine what grants would be available and how a committee would be organised. Clerks to report back in due course.* | Clerks |
|  | ***JPN*** *- asked whether progress had been made in regard to the provision of temporary parking in Laxey for MGP.* ***MR*** *reported that a meeting was due to take place with the Children's Centre and that draft signage had been produced, some of which had been displayed at the meeting. JPN asked if the bus service in Laxey could also be publicised.* ***PK*** *asked if businesses had been communicated with to ask if their staff could refrain from parking in areas that could be used by visitors.* ***JPN*** *suggested such parking on land owned by IOM railways. Clerks to attend to these matters.* | Clerks |
|  | ***PK*** *asked for an update on the acquisition of land at Minorca Crossroads.* ***MR*** *advised that the landowner was keen to enter into discussion but was currently unavailable for medical reasons. He would be contacting the Commissioners to begin discussing the possibility a transaction to enable the siting of a bus stop in this location. Clerks to report back in due course. JPN referred to the land and asked if the whole area be obtained with a view to using the whole area for the use of the public.* ***SC*** *supported this proposal adding that it could be used as an interpretative site for the 'King Orry's Grave' neolithic burial cairn.* | Clerks |
|  | ***ND*** *made a statement to clarify that the minutes were not required to be a verbatim record, but were a record that a discussion took place with a broad outline of the discussion and a minute of decisions made. This was noted.* | Clerks |
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|  | **All Saints Church, Lonan**. Feedback from Public Meeting Saturday 22nd July.  Correspondence to be considered relating to All Saints Church:   * The Mariners Choir – 24.07.17 * Notes made by **MF** at Public Meeting – 22.07.17. * Martyn Perkins MHK – 25.07.17 * Resident – 26.07.17 * Resident – 26.07.17 * Resident – 27.07.17 * Resident – 28.07.17   ***PB*** *advised that he had an interest in this matter and consequently withdrew from the discussion and the room for the duration of discussion of this item.*    *This correspondence was read and summarised. Several letters were very supportive of the project, whilst several made comment that although supportive of the aims, they did not support the use of rates for funding purposes.* ***MF*** *had attended the recent public meeting and summarised the comments made by members of the public. Similarly these range from support to concerns that the costs would be excessive and be a burden on the rates. One resident of Maughold requested that full public consultation take place beyond a single public meeting. He requested further detailed information on finances and the effect on the rates of the proposals. It was agreed that all correspondence should be acknowledged.*  ***ND*** *asked that the sub-committee urgently meet to discuss matters raised by the Local Government Unit in regard to the Petition Process.* ***MR*** *confirmed that the proposals would have to be subject to a local authority Petition Process which would prescribe the content of a Business Plan and how the public were informed. The process would entail close scrutiny of the proposals by the LGU and Treasury. The requirements of the Petition Process were varied and detailed and* ***MR*** *requested that the sub-committee meet on Friday 4th of August at 10.30 am to discuss the implications and detail necessary to fulfil these requirements. The Sub-Committee was made up of* ***TK, PK, SC, ND, MR*** *and* ***Mr Tony Pass.*** *The time and date of this meeting was agreed.* ***LM*** *asked if the current draft business plan had been released. It was agreed that this would be uploaded onto the Commissioners' website now that the Commissioners had had sight of it at this meeting.* ***JQ*** *questioned whether we would need to engage a consultant to produce a case for the Petition Process.* ***MR*** *suggested that a meeting take place with the LGU at DOI at which the necessity for this could be established.* ***RM*** *stated support for the intentions of the proposal but added that full details of the finances and business case should be subject to as much public scrutiny as possible. He felt that the web site should be used to publicise all details of the proposals once they have emerged.* ***RM*** *felt that there was no need to rush this through, time should be taken to ensure all was done correctly.* ***MR*** *added that the Petition Process was a form of scrutiny undertaken by government on behalf of the public, adding that a wide range of detail and analysis of the proposals would be required that the public could access and comment on in due course prior to any decisions being made.*  *The discussion of this matter closed*. **PB** *returned to the room and the meeting.* |  |
|  | **Land at Minorca Crossroads –** Update from Clerks. This matter was dealt with at item 52/17. |  |
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| **53/17** | **General correspondence** |  |
|  | Manx Gas Community Storage facility – Glen Road Laxey – Renewal of lease. *Discussion took place as to the current rental charge for the lease and whether this should be increased.* ***PB*** *advised that it was usual practice for the charge to rise by RPI on an annual basis. It was agreed that legal advice should be taken on this matter and on the efficacy of the wording and intention of the current lease. This was agreed.*  ***SC*** *requested that an up to date risk assessment be obtained from Manx Gas as part of the lease agreement. This was agreed.* ***PB*** *to request.* | **PB** |
|  | **Old Sunday School,** Glen Road, Laxey – Access to Property over Commissioners land, lane accessing the Community Storage Facility.  *It was Resolved that this matter should be passed to the Commissioners' advocate for scrutiny and advice. Agreed.* ***PB*** *to arrange.* | **PB** |
|  | **Retained Health and Safety Services** – The current arrangement with Pegasus for retained H&S service is due on the 12/08/17. Confirmation required that the Commissioners wish to continue with this service arrangement, the fee will be the same as 2016/17.  *The success and progress made in this area was noted. It was agreed that the contract should be renewed with Pegasus on similar terms.* ***MR*** *to arrange.* | **PB** |
|  | **MNH –** Invitation to **TK** to attend Heritage Day Event at Manx Museum, 5.30 – 7.00 pm Friday 18th August. | **TK to attend** |
|  | **RAFA –** Invitation to the Chairman to attend Battle of Britain Concert, Friday 15th September, 7.00pm, St George’s Church, and Church Service, Sunday 17th September, 11.00 am, St George’s Church. | **ND to attend** |
|  | **DOI –** Notice of adoption by Local Authorities of the Freedom of Information Act 2015 on 1st of January 2018.  *This matter was noted.* |  |
|  | **Onchan Commissioners –** Invitation to a Joint Board Meeting involving Garff, Braddan and Onchan to discuss social housing in the East. Thursday 21st September 2017, 6:30 pm, Onchan Commissioners Offices.  *Garff and Braddan had agreed to have social housing in their area administered and allocated from a shared list from the 1st of August. Onchan had declined the offer but it was anticipated that their Board could be persuaded of the benefits for their residents/ratepayers of such an arrangement. Sheltered Housing was not included in this arrangement at this stage. It was agreed that this invitation should be accepted.* ***JPN, TK, RM, ND*** *and* ***MF*** *to attend with JPL and clerks. The MHKs had also been invited. Clerks to advise Onchan.* | **clerks** |
|  | **DOI – Regarding certificate from the auditors Attendance at Meetings and Allowances.**  *This procedural matter was noted.* |  |
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| **54/17** | **Committee Reports** |  |
|  | **Municipal Association – RM** *advised that the DOI Minister, Mr Harmer, had been in attendance and that several matters of concern relating to poor communication had been raised. The need for the Richmond Hill Committee to continue was stressed to the Minister as that body had a useful scrutinising function on the operation of the EfW Plant.* |  |
|  | **Laxey & Lonan Heritage Trust –** ntr. *Meeting next week.* ***SC*** *asked why copies of the minutes of the Trust were not being sent to the Commissioners.* ***TK*** *to clarify this matter at the next meeting of the Trust.* | **TK** |
|  | **Laxey & Lonan Sports and Community Facilities –** ntr |  |
|  | **Northern Traffic Management Liaison Committee –** *August meeting postponed until 21st of September.* |  |
|  | **Northern Neighbourhood Policing Team Community Partnership meeting –** ntr |  |
|  | **Regeneration Committee – Stephen Stanley** *had advised that a meeting would take place in September. Date and time to be confirmed.* |  |
|  | **Eastern Civic Amenity Site Joint Committee - *ND*** *reported that 8 skips were being replaced following a H&S incident. There would be a charge made to Garff of around £800.00 in line with the authority's contribution to the running of the site.* ***ND*** *had been elected as vice-chairman.* |  |
|  | **Northern Civic Amenity Site – RM** *reported that several procedural matters needed confirmation by government, but these were not affecting the practical operation of the site.* |  |
|  | **Northern Swimming Pool Board - *JQ*** *reported that a meeting had taken place on the 31.07.17. There followed a discussion of how the pool was funded through local authority contributions, entry fees, DoEC swimming lessons and government subvention.* |  |
|  | **Northern Area Housing steering group - MF** *reported that a shared waiting list for the northern social housing cluster was being finalised.* |  |
|  | **Northern Sheltered Housing Committee -** *MF reported that the allocation process was being informally assessed due to concerns about its application.* |  |
|  | **Eastern Area Housing steering group -** ntr |  |
|  | **Waste Management Steering Group – ND** *briefly outlined that the latest proposal was to incentivise recycling with a mechanism to reduce tipping costs at the EfW as more materials were recycled by an authority. This was noted.* |  |
|  | **Cooil Roi Sub-Committee - TK** *referred to reports of anti-social behaviour involving bell-ringing and minor nuisance. This matter was the subject of on-going monitoring.* ***JPN*** *advised that all the internal railings had been upgraded to meet modern H&S requirements. External paths and steps had been cleaned of slippery deposits to mitigate against slips and falls.* ***JPN*** *also advised that the Cooil Roi Clerks salary was due for re-assessment and that the new deputy warden seemed to be settling in well.* |  |
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| **55/17** | **Officer Reports** |  |
|  | **Health and Safety -** *H&S**Matters were discussed variously at other points in the meeting.* **MR** *reported that the campsite would become the subject of more formal H&S meetings. This would be arranged at the meeting with Ian Alder taking place on the 30th Of August 2017.* |  |
|  | **Works and Amenities - PB** *advised that hedge cutting operations were continuing for road safety reasons. The views of the public and Wildlife groups continued to be considered.* ***PB*** *reported that a leak in the office roof had been resolved.* |  |
| **c)** | **Cooil Roi Housing Complex -** *nothing further to report.* |  |
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| **56/17** | **Staffing Matters -** *nothing further to report.* |  |
| **57/17** | **Chairman’s Report -** *ntr.* |  |
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| **58/17** | **Any Other Business** |  |
|  | **TK** – Request relating to the recent traffic fatalities in Lonan (27.07.17). |  |
|  | **ND** *stated that an appropriate action to mark the tragedy could be considered in the future at an appropriate time. This would be to accord with the wishes of the families affected by the accident.* |  |
|  | **JPN** – Request to discuss signage in Laxey area (28.07.17). JPN requested that this matter be moved to the private section of the meeting. |  |
|  | **Draft copy of an Order and plans for No Waiting on Glen Road, Old Laxey Hill and Ramsey Road, Laxey -** Any objections by **Thursday 17 August 2017.**  ***PK*** *to assess documents with* ***MR*** *&* ***PB*** *prior to comment being returned to the Department.* | **PK** |
|  | **Request to hold a wedding ceremony in Valley Gardens, August 2018 –** Approved by the Commissioners at their meeting **on** 3rd May 2017.  Further request -  *Candy Aitcherson was designated as the 'Responsible Person' to oversee the running of the wedding on behalf of the Commissioners.* ***JPN*** *Proposed.* ***PK*** *Seconded. Agreed.* |  |
|  | **All Saints Church** – Martyn Perkins forwards two items of correspondence in respect of Public Consultation.  These items were read at Section 52/17 above. |  |
|  | **MUA –** 4 emails from MUA in respect of various river works. For information:   1. Structural improvements near the weir at Fire Station to begin this week. 2. Fallen wall opposite the tennis courts to be removed on 11.08.17. 3. Work to remove gravel and stone from the river at Glen Mooar during August. 4. Large tree to be pruned and reduced beside River Bank opposite Cooil Roi |  |
|  | **Letter From Resident in respect of Car Parking in the Village.**  *Regarding parking in the grounds of Laxey Pavilion and the 'Glen St'**Area. The letter requested negotiations with DEFA and the Children's Centre to formalise shared access to these parking areas.* ***PB*** *advised that the clerks were meeting with a representative from the Children's Centre to discuss shared arrangements during TT and MGP. The Commissioners to await the outcome of these discussions. PK raised concerns with the condition of the Glen in general.* |  |
|  | **MF** *asked if the DOI/DEFA could be contacted to ask about progress with replacing the footbridge over the river in Ballaglass Glen.* | **clerks** |
|  | **MF** *asked if the footpath from the Glen Mona over the tram line could be cut by DOI. Clerks to pass on the request.* | **clerks** |
|  | **JPN** *asked if the DOI could be contacted with a view to considering reverse parking in areas of Laxey Promenade* | **Clerks ntmlg** |
|  | **JPN** *asked about staff appraisals. This matter would be raised on the agenda at the mid-monthly meeting in September.* | **clerks** |
|  | **JPN** *requested an update on the current financial status of the Commissioners.*  *Clerks to produce a statement at the next meeting.* | **clerks** |
|  | **JQ** *asked if the clothing recycling bin in Maughold Village could be relocated in the car park and refurbished. Clerks to arrange.* | **clerks** |
|  | **PK** *asked about the Laxey Guide Booklets. PB reported that these had been printed and were available.* |  |
|  | **PK** *was asked to have the memorial stone to Mr Clague produced at Greggs Memorials.* | **PK** |
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|  | **Private Session.** |  |
|  | **Signage in the Laxey Area –** A discussion took place and it was resolved that any commercial advertising signage on Garff Commissioners property would be removed and returned to the owner. | clerks |
|  | **All Saints Church - SC** asked if the business plan he had had prepared uploaded to the web site. This was agreed. |  |
|  | **Date of next meeting:- Wednesday 16th August 2017 7.00pm** |  |