

GARFF PARISH DISTRICT COMMISSIONERS
Minutes of the Meeting

Wednesday 10th January 2018, 7.00 pm.

Present: Mr N. Dobson (ND), Chairman, Mrs M. Fargher (MF), Mr T Kenyon (TK), Mr P. Kinnish (PK), Mr R. Moughtin (RM), Mr. J. Quayle (JQ).
In Attendance: Officers: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Mrs Julie Peel (JPL) Housing Manager.
Apologies: Mr S. Clague (SC), Mrs J. Pinson (JPN), Mr L. Miller (LM).

*Meeting opened at 7.03 pm. Apologies noted. **ND** advised that **PK** would be joining the meeting later. The chairman wished members a Happy New Year.*

147/17	Planning Matters	
	Planning Applications	
a)	17/01324/B Maple-Bank, Ramsey Road, Laxey , Alterations and erection of extension. <i>PK had submitted a verbal request that comment be submitted to ensure that sliding sash windows are installed in the extension. He also had requested that Members visit the property to assess whether adequate parking has been provided in the proposals. It was agreed to defer comment on the application until the meeting on the 24th of January 2018 to provide Members with this opportunity.</i>	
b)	17/00736/B Ainchea, Corony Bridge , Creation of hardstanding to serve as a helipad, with associated footpath and landscaping (retrospective) – application withdrawn. <i>ND advised that since the initial submission that both applicants had regrettably passed away. It was noted that the correspondence from DEFA indicated the agent’s intention to remove the landing pad and restore the grassed area.</i>	
	Approval Notices - ntr	
	Refusal Notices - ntr	
	Appeal Notices	
e)	Appeal Decision – 16/01139/A AiP - Field 612728 And Part Of Field 612727 Off Baldrine Road Baldrine, for the development of seven dwellings with means of access to be approved – Appeal dismissed, application therefore approved. <i>This matter was noted.</i>	
f)	Appeal Notice – 17/00969/B , against the approval of the installation of Children’s Playground Equipment, Church Close Lonan. Request to submit full written statement of case not later than 5pm on 26 th January 2018. <i>MR was instructed to submit a Statement of Case.</i>	
g)	Appeal Correspondence – 17/00006/B , against the refusal of the demolition of existing dwellings, garage and outbuildings and erection of four dwellings. Cliffside and End Café, Laxey Promenade. Planning inspector has requested sight of the Topographical study if this is was produced and clarification of details of the retaining wall as per structural engineers details. <i>This matter was noted.</i>	
h)	Received from Dandara – Pre-application proposals for dwellings at Reayrt ny Glionney, Lonan. It was noted that there was an approval for 8 dwellings in this location and that these proposals were for 13 dwellings. It was agreed that the clerks approach Dandara to ask if these pre-application plans could be shared with neighbouring residents on Reayrt ny Glionney and Croit e Quill Close.	clerks
148/17	Approval of Minutes	
a)	Approval of minutes of the meeting of 20 th of December 2017. <i>These were agreed to be a correct record. Proposed, RM. Seconded, JQ. Resolved.</i>	

149/17	Matters Arising & Other Business	
a)	TK advised that he had attended the recent 'William Hillary, Lifeboat Service' in Douglas on behalf of the Commissioners. MF thanked all the staff at Cooil Roi for organising social events over the festive period.	
150/17	General correspondence	
a)	Mark Cleator, Station Officer, Laxey Fire Station – correspondence giving thanks to the Commissioners for assistance given with the 2017 bonfire event. <i>This correspondence was noted.</i>	
b)	Residents - Correspondence in relation to All Saints Church Proposals (<i>one dated 27.12.17. the other received 21.12.17 – both circulated</i>). <i>It was noted that these two letters had been in support of the proposals to acquire All Saints Church. MR confirmed that the correspondence had been acknowledged.</i>	
c)	DEFA Minister – regarding Energy Efficiency Scheme (<i>dated 12.12.17 & circulated</i>). <i>This correspondence was noted. No further instructions.</i>	
d)	Isle of Man Municipal Association meeting dates 2018 – Circulated by email. <i>These were noted.</i>	
e)	Various Matters – Email from TK dated 2 nd January 2018 – Pot holes filling or resurfacing: Ballabeg railway crossing; Rencell Hill; Clay Head Road and Ballacollister Road. PROW 418 Ballacollister to Church track flooding, very bad at the Church Road end. Surface water drainage Church road on the corner before the Church. Wall damage at Lonan Church. PB had responded to TK directly on these matters. The clerks confirmed that all the above had been reported to the Department several times in the last 18 months. PB advised that he had reiterated these reports to the Department following receipt of TK's request and been advised that Ballabeg railway crossing was scheduled for resurfacing sometime in the next six months. Reports of the damage to PROW 418 had been reported several times in recent months; the Department had advised that they would inspect the path when resource was available. TK raised the matter of the flooding that took place close to All Saints Church. PB reported that There were structural problems with the gully system which the DOI had been alerted to and asked to investigate. There followed discussion of a partial wall collapse on the perimeter of All Saints Church. This was in the process of being attended to by the Lonan Burial Authority. MR advised that the landslip at the junction of the B19 Dreemskerry Road and A2 Coast Road was still being investigated. No indication of when works would take place had been forwarded by the Department.	
f)	Malew Parish Commissioners – Invitation to attend Civic Service to be held at Abbey Church, Ballasalla on Sunday 4 th March 2018 at 3.00pm. <i>This matter was noted.</i> PK joined the meeting at 7.28 pm.	
g)	Resident – Correspondence in regard to suitability of ND for the role of chair of Commissioners. ND declared an interest and left the room at 7.33 pm. MF chaired the discussion asking if all members had seen the correspondence. All Members had been provided with a copy of the correspondence except for PK . A copy was provided to PK at that point in the meeting. The correspondence asked the Board to consider the position of ND as chairman. The correspondence also sought a retraction by JQ of the statement he had issued at the meeting on the 15 th of November 2017. MF advised that prior to the meeting she had been briefed by the clerks in regard to the legislation on 'qualifications and disqualifications of Members'. The clerks were instructed to respond to the correspondence in the light of the legislation and to respond in regard to the statement made by JQ on the 15 th of November 2017.	

151/17	Committee Reports	
a)	Municipal Association – ntr	
b)	Laxey & Lonan Heritage Trust – TK stated that the Trust had asked when Manx Utilities would begin work to illuminate the miner. PB advised that this would be done as part of the project to upgrade street-lighting along Mines Road; this was scheduled to begin in Autumn 2018. Reference was made to a data protection course: this was noted. The Trust also advised that the Duck Race would take place at 2.00 pm on Sunday May 13 th 2018. The Trust asked where the statue of Sophia Goulden was to be installed. It was noted that the Rose Garden had been discussed as a possibility, but a decision had not been made. The Sophia Goulden Trust would make contact in due course, at which time the Commission would provide their full co-operation. PK asked when the play train would be installed. TK advised that as far as he was aware the train had been ordered.	
c)	Laxey & Lonan Sports and Community Facilities – ntr	
d)	Northern Traffic Management Liaison Committee – ntr	
e)	Northern Neighbourhood Policing Team Community Partnership meeting - ntr	
f)	Regeneration Committee – Members asked if Mr Perkins could be contacted to ascertain the current status of this committee.	
g)	Eastern Civic Amenity Site Joint Committee – ntr	
h)	Northern Civic Amenity Site – RM confirmed that the site was now fully staffed.	
i)	Northern Swimming Pool Board - ntr	
j)	Northern Area Housing steering group - ntr	
k)	Northern Sheltered Housing Committee – MF reported that a feasibility study was underway on the Cummal Mooar Site, including Cooil ny Marrey. This was to determine how the site could be best utilised to meet future needs for sheltered housing and care provision. There followed discussion of the means used to assess both the level and types of need. JQ asked about utilising the former Kings Reach complex. JPL advised that this could be a matter that the Department and the Sheltered Housing Committees could consider in future.	
l)	Eastern Area Housing steering group - ntr	
m)	Waste Management Steering Group – ND to attend next meeting on February 26 th .	
n)	Waste Management Working Group – Officer to attend next meeting on February 2 nd .	
153/17	Officer Reports	
a)	Finances - Budget Estimate Preparation for YE 2019. The budget estimate that had been prepared which was discussed at the meeting on the 20 th of December was placed before Members. There followed discussion of various relevant matters to the setting of the budget for YE 2019. It was noted that RPI for the previous year had increased to a level of around 4.5% which put additional pressure on the budgets being prepared. As a consequence, the cost of several key services were increasing: these included the 4.9% rise in waste disposal charges at the EfW which on its own effects an increase of around £6,500 on the charges to the Commissioners for YE 2019. In addition, the cost of the recently devolved services such as hedge-cutting, street sweeping and gulley cleaning were also increasing broadly in line with inflation, and the general maintenance budget had also been increased to ensure that the Sheadings properties and facilities were maintained to a good standard. Notwithstanding these increases, it was also noted that the administration costs incurred by the former four authorities (Laxey, Lonan, Maughold & Cooil Roi) had been reduced since the amalgamation. The result of these and other reductions resulting in the recommendation from the clerks that, despite the impact of the rise of RPI on the costs of service provision, the overall rate set in Garff Sheading could remain at the same level as YE 2018 and YE 2017. RM asked how the rates equalisation process would affect ratepayers. The clerks reported that the equalisation process would be in its third year next year. As a consequence there would be a small rise averaging £12 per annum for each property owners in Lonan and Maughold, whilst	

there would be a small reduction for Laxey ratepayers; as stated above, however, despite the impact on services of increasing inflation, the overall rates collected across the Sheading will not increase. The rates in each of the Sheadings three areas are therefore as follows for YE 2019:

Rate	Laxey	Lonan	Maughold
2018/2019 (p/£)	154	103	107
Fixed Refuse Charge	Laxey	Lonan	Maughold
2018/2019 (£)	153	144	123

***ND** proposed that the budget be accepted as presented on the estimate papers circulated. This was seconded by RM and unanimously **Resolved**.*

b)	Health and Safety – <i>No incidents this month. Daily and Weekly H&S meetings continue with maintenance staff. MR and JPL to meet on Monday 15th January to discuss further integration of H&S systems at Cooil Roi with the Commissioners systems.</i>	
c)	Works and Amenities – To consider correspondence from ‘Smith of Derby’ proposing replacement of the electronic clock controller for the clock outside 35 New Road. £498.00 including fitting. <i>PB advised that the controller for the clock at 35 New Road was outdated and due for replacement. It was agreed to have a new controller installed.</i>	
d)	Cooil Roi Sheltered Housing Complex – ntr	
154/17	Staffing Matters	
	<i>MR reported that a three monthly appraisal had been conducted for the maintenance staff.</i>	
155/17	Chairman’s Report	
	<i>ND reported that he had been interviewed by IOM newspapers in regard to the All Saints Church Proposals. A news report had been published in the Examiner dated 9th January 2018. MF stated that all we could tell the press for now was that investigations into the proposals were being undertaken and that a report would be issued once these investigations had been completed.</i>	
156/17	Any Other Business	
a)	Laxey and Lonan Live at Home – to note formal notification of decision to end their lease agreement for the office in 35 New Road, dated 19 th of December 2017. <i>This matter was noted.</i>	
b)	Update on recent storm water flooding in Garff. <i>PB updated Members on the actions undertaken by Commissioners Officers and Maintenance staff during the recent spell of poor weather which had led to flooding in many areas of the Sheading. Staff had attended along with DOI, Laxey Fire Brigade and Civil Defence in several areas where the properties of members of the public were threatened by storm water.</i>	
c)	Resident - report on the potential for flooding issues at Ballacollister. <i>MR reported that concerns had been raised in regard to deposit of spoil beside the a watercourse at Ballacollister. The clerks were instructed to raise the matter with Manx Utilities and Planning Enforcement.</i>	
d)	Proposals for sewerage treatment in Laxey Bay - Request from SC that further details are sought from Manx Utilities in regard to provision of facilities at Garwick.	

	<i>This was noted, and a discussion of the need to progress new facilities to serve Baldrine took place. The clerks were instructed to contact Manx Utilities to request that plans for sewage treatment facilities at Garwick are brought forward as soon as possible.</i>	
e)	Waste Working Group – Next meeting Monday 26 th February 2018, 6.30 pm at Nobles Park Pavilion. <i>This was noted. ND to attend.</i>	
f)	Invitation to event to celebrate the status of the Island as a UNESCO world biosphere region, Monday 22 nd January 2018, 5.00 pm at the Villa Marina. This to involve “An Evening of Dark Skies Exhibition” with a drinks reception. <i>This matter was noted. Any Member wishing to attend can obtain full details from the Clerks’ Office.</i>	
g)	To discuss assistance from the Commissioners with the service celebrating the life of Mrs Hazel Lace, Captain of the Parish of Maughold, 2.00 pm, Friday 12 th January 2018, Kirk Maughold. <i>Assistance that the Commissioners can provide with arrangements for the service was discussed and agreed. There followed a discussion of actions that could be taken in memory of Mrs Lace. These would be discussed further in due course.</i>	
h)	MF asked if all employees of the authority were paid at least the ‘living wage’. It was confirmed that no employee of the authority, including Cooil Roi was paid less than this figure. ND proposed that the authority adopt a policy that no employee is paid at a rate below the minimum living wage. This was seconded by MF and Resolved.	
i)	JQ referred to the rating of properties at a lower level on the grounds that they were linked to agricultural activity. He asked if there was a mechanism for re-rating such properties when this link was broken and their occupancy was no longer linked to agriculture. MR reported that individual cases could be brought to the attention of the government valuer and a revaluation considered. JPL reported that the rating system as a whole was currently being investigated and it was likely that any future valuation system would address such issues. This was noted. No further instructions were issued by the Board.	
j)	ND advised that he would be unavailable between the 17 th and 22 nd of January. MF could be contacted in his absence should a matter requiring the attention of the chair be raised.	
k)	PK asked a question about the Commissioners approach to social media. ND re-iterated the policy that had been adopted by the authority. This was noted.	
157/17	Private Session - ntr	
	Date of next meeting:- Wednesday 24 th January 2018 at 7.00pm	