

**GARFF PARISH DISTRICT COMMISSIONERS**

**Minutes Statutory Meeting**

Wednesday 7<sup>th</sup> March 2018, 7.00 pm

**Present:** Mr N. Dobson (ND), Chairman, Mrs M. Fargher (MF), Mr T Kenyon (TK), Mr S. Clague, Mr P. Kinnish (PK), Mrs J. Pinson (JPN), Mr. J. Quayle (JQ), Mr J. Smith (JS).

**In Attendance:** Officers: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO,

**Apologies:** Mr L. Miller (LM), Mrs Julie Peel (JPL), Housing Manager.

<b>Chairman</b>	The meeting opened at 7.00 pm with a request from the Chairman that Members consider this agenda and declare any interest that they may, or may be perceived to have, in its business. <b>JPN</b> advised that she lived in the general vicinity of the property that was the subject of a planning application at item 188.17.b below. The information provided was noted but not considered of significant consequence in terms of the need to declare an interest in the matter. The Chairman welcomed the first attendance at a meeting of Mr James Smith, the newly elected Member for Maughold Ward. Mr Smith's election was uncontested and follows the passing of Mr Robert Moughtin in January.
<b>187/17.a</b>	7.00 pm: attendance of Valerie Miller from "Mother T's" to discuss proposals for the use of Laxey Pavilion and Gardens. Ms. Miller had sent apologies as she was unable to attend.
	<i>Will &amp; Janette Qualtrough of Glenlough Farm, Union Mills, attended the meeting to provide background information in regard to their proposal to operate a 'mobile butchers and local farm produce' business in Garff.</i> <i>Mr &amp; Mrs Qualtrough gave a short presentation outlining the range of 'Manx' products that they offered. There followed discussion of possible sites and dates/times, etc, which the Board were asked to consider. ND thanked the Qualtroughs for their attendance and advised that the proposal would be considered by the Board in due course. The clerks would then be instructed to respond.</i>
	There followed a statement from the chairman regarding declarations of interest during which <b>ND</b> reminded Members that they are required to declare all interests, pecuniary, personal, and perceived. He also pointed out that, in accordance with the rules of Corporate Governance, interests need to be declared if they involve a family member or close acquaintance. These aspects were noted by Members. <b>ND</b> added that the fundamental advice from the Local Government Unit was "if in doubt, declare".
<b>188/17</b>	<b>Planning Matters</b>
	<b>Planning Applications</b>
<b>a)</b>	18/00126/B Land Between Holly Bank And No 9 Ballagorry Drive Glen Mona, Maughold. Erection of five detached dwellings (amendment to PA 12/00366/B). Letter from resident circulated previously. <b>MF</b> advised that there were local concerns in terms of the number of dwellings and the effects on drainage and parking. Comment was also made in regard to the style of the houses which was different from the current properties in the vicinity.
<b>b)</b>	18/00174/B Thie-Cronk, Croit E Quill Road, Laxey, Creation of off road parking and vehicular access (retrospective). <i>There were no objections to these proposals.</i>
<b>c)</b>	18/00198/B – Wild Life Baldromma, Lonan, IM4 6AG. Erection of an extension to replace existing and extension to existing decking. <i>There were no objections to these proposals.</i>
<b>d)</b>	18/00182/B White Cottage, Pinfold Hill, Laxey, Construction of pitched roof to accommodate bedroom/bathroom (amendment to PA 12/01690/B). <i>There were no objections to these proposals.</i>

e)	18/00200/B - Field 624255 & 624256 Glen Mona Loop Road Glen Mona, Maughold, IM7 1HD. Approval in principle for the erection of a dwelling. <i>Concerns were raised in regard to the unapproved erection of a new field opening, and in regard to the precedent an approval on this agricultural land could have further consequences in the absence of a local plan. Notwithstanding these matters, it was noted that although the land was zoned for agricultural use it had not been used for such purposes for many years. It was also noted that this area of the Glen Mona Loop Road was subject to 'ribbon type' development. In the light of these matters it was agreed that the Commission would not object to a change of use application for this field to residential use.</i>	
f)	Correspondence in regard to 18/00091/B Denzili, Booilushag, erection of a replacement dwelling and associated landscaping. Additional correspondence from residents in regarding the stability of the application site. This copy correspondence had been circulated and noted.	
<b>Approval Notices -</b>		
g)	17/01290/B Mines Road Bridge, Construction of service bridge – approved 02.03.18 <i>This approval was noted.</i>	
h)	17/01291/B The Cliffs, Fairy Cottage, Laxey, Conversion of outbuilding in to home office, erection of link extension to main house, etc – approved 02.03.18. <i>This approval was noted.</i>	
<b>Refusal Notices - ntr</b>		
<b>181/17 Approval of Minutes</b>		
a)	Approval of minutes of the meeting of 21 <sup>st</sup> of February 2018. <i>These were agreed to be a correct record. Proposed, TK. Seconded, JQ. Approved.</i>	
<b>182/17 Matters Arising &amp; Other Business</b>		
	<i><b>PK &amp; SC</b> questioned the amount charged for the recent legal advice regarding the need for a declaration of interest from a Member in regard to the All Saints Church Proposal. The legal advice had been suggested by the LGU and had been agreed following a unanimous request from all 9 Board Members. <b>ND</b> advised that a forty page document had been produced by the advocate which included his analysis &amp; advice and, that several meetings had taken place, etc. <b>PB</b> advised that the invoice indicated about 12 hours of the advocate's time, and that the amount was commensurate with the expected level of work undertaken by a legal professional in such cases. <b>PB</b> to circulate breakdown of times/costs.</i>	PB
<b>183/17 General correspondence</b>		
a)	DoI – Requesting comment on the Public Rights of Way Policy and Strategy 2018 – 2028. Previously circulated. <i>This matter was noted. <b>MF</b> was concerned that a programme of ongoing maintenance needed to be implemented to ensure drainage was good and that structures such as boardwalks and foot bridges did not deteriorate prematurely. This was agreed and the clerks were instructed to request that money should be made available for PROW maintenance in the future and to ensure that matters such as drainage and path infrastructure were adequately attended dealt with. <b>MF</b> sought clarification of the kinds of vehicles were permitted to enter designated Green Lanes. She was concerned about the cost of maintaining these lanes effectively with the range of users involved.</i>	clerks
b)	Arcadis – advising of further cliff stabilisation works at Ballure during 2018. <i>This matter was noted.</i>	
c)	Smith of Derby – Quotation for a three year maintenance/service programme for the Baldrine Pillar Clock. £592.00 for 2018 – 2020 inclusive. <i>It was agreed that this maintenance programme quotation should be accepted.</i>	
d)	Loni Oldham – regarding a proposal to operate a summer holiday club in Laxey. <i>This correspondence was read. It was agreed that Ms. Oldham should be invited to a meeting at the office with a view to obtaining further details and information.</i>	

<b>184/17</b>	<b>Committee Reports</b>	
a)	Municipal Association – <b>JS</b> to be put on the document circulation list. <b>TK</b> reported that Minister Harmer had attended the last meeting and discussed maintenance of the major PROWs such as the Millennium Way and the Raad ny Foillan. Potholes had also been a focus of discussion with Mr Harmer.	
b)	Laxey & Lonan Heritage Trust – Meeting Wednesday 14 <sup>th</sup> March. Neither <b>TK</b> or <b>PK</b> were able to attend.	
c)	Laxey & Lonan Sports and Community Facilities – ntr	
d)	Northern Traffic Management Liaison Committee – <b>TK</b> referred Members to the resurfacing work that the DoI had undertaken at Ballabeg Crossing. The Commissioners had been requesting that the poor surface be attended to for several months.	
e)	Northern Neighbourhood Policing Team Community Partnership meeting – ntr. Next meeting 13 <sup>th</sup> March 2018.	
f)	Regeneration Committee – A sub-committee had been formed previously comprising of <b>JPN</b> , <b>TK</b> and <b>Mr Moughtin</b> . It was agreed that <b>SC</b> should take <b>Mr Moughtin's</b> place on the committee. It was agreed that a meeting would take place. No date was given. No further instructions to the clerks.	
g)	Eastern Civic Amenity Site Joint Committee – <b>ND</b> asked if the clerks could find details of the next meeting.	clerks
h)	Northern Civic Amenity Site – It was noted that <b>JQ</b> was now the representative on this committee.	
i)	Northern Swimming Pool Board - ntr	
j)	Northern Area Housing steering group – ntr	
k)	Northern Sheltered Housing Committee - <b>MF</b> advised that a meeting would take place on 09.03.18 to give information to residents & staff of sheltered housing in Ramsey on how the transition to the new complex at Mayfield.	
l)	Eastern Area Housing steering group - ntr	
m)	Waste Management Steering Group – <b>ND</b> reported that he had attended a recent meeting. Plans were being brought forward to replace bring bank receptacles at the sites across the Island. <b>MF</b> asked if signs could be erected at the bring bank sites indicating that only the nominated recyclables be deposited at the site. There followed discussion of how frequently the cardboard and plastic recycling receptacles were emptied on Glen Road, Laxey. <b>PB</b> advised that this was weekly adding that cardboard should be 'flat-packed' to ensure the receptacle could be filled to capacity.	
n)	Waste Management Working Group – ntr.	
<b>185/17</b>	<b>Officer Reports</b>	
a)	<b>Finances</b> – ntr	
b)	<b>Health and Safety</b> – <b>MR</b> reported that no incidents had been reported to the office since the last meeting. The RPU were proposing locations for additional road safety signage during TT and were working with the office to identify suitable sites on the A2 through Garff. Members identified residential areas as areas of concern, as well as Bulgham & Hibernia etc. <b>JQ</b> stated that the activity of the police during TT last year was very helpful in calming traffic at locations such as Glen Mona and Baldrine. <b>MF</b> hoped that there would be a high-profile presence during TT. She also wondered if further signage at Hibernia could indicate the direction of the Gooseneck. <b>PK</b> suggested that the hedges on the A2 be cut just prior to TT as these could compromise road safety at the junction if they were overgrown. <b>MR</b> to arrange the latter.	
c)	<b>Works and Amenities</b> – <b>MR</b> advised that the daffodil judging would take place at both Laxey and Dhoon Schools in the next few weeks. Date to be announced. Two trophies had been procured. These would be known as the Robert Moughtin Memorial Trophies.	
d)	<b>Proposed Toilets Laxey Valley Garden</b> - two images had been circulated, one with a rendered finish, one with a stone finish. The initial recommendations from the architect to 'break' the stone finish with a metal clad finish on the upper level and with a flat roof were noted and	

	<i>rejected. <b>ND</b> proposed several alternative options for finishes to the upper level and roof profiles. The majority of Members (5:3) preferred an option involving a stone clad two-storey building with a 30 degree pitched roof. The clerks were instructed to contact the architect and request that the plans be amended in this manner. Resolved.</i>	clerks
<b>e)</b>	<b>Cooli Roi Sheltered Housing Complex</b> – ntr. Next Committee meeting 23 <sup>rd</sup> of March 2018.	
<b>186/17</b>	<b>Staffing Matters</b> - ntr	
<b>187/17</b>	<b>Chairman's Report</b> – <i><b>ND</b> reported that he had a meeting to brief the Archdeacon in regard to All Saints Church. He had advised the Archdeacon that preliminary information for a needs analysis had begun to be gathered by the office and that the Clerk's Recommendations (14.11.17) would be followed as per the approval of the Board in November. <b>JPN</b> asked for an update on progress with the needs assessment. <b>MR</b> advised that relevant information was being gathered for a needs assessment, for a ten year maintenance plan and for a full Business Plan. It was anticipated that these could be in place as part of a Petition to government by June 2018. <b>MR</b> advised that the investigations were at a very early stage and that the Board would be fully briefed once the range of information and options had been gathered. <b>ND</b> referred to the current functions and operations of sub-committees and proposed that the clerks examine current standing orders and procedures. It was agreed that the clerks should investigate these matters and report back on how the operation of sub-committees could be made more effective and efficient. <b>JQ</b> suggested investigating the approach of a larger local authority such as Douglas to the running of such committees. <b>ND</b> added that a framework setting out the rules by which a sub-committee is bound to operate could be drafted, agreed and written into standing orders.</i>	MR clerks
<b>188/17</b>	<b>Any Other Business</b> (Any other <b>URGENT</b> business as authorised by the Chairman for consideration).	
<b>a)</b>	<b>2018/19 – Public Lighting Maintenance Contract.</b> <i>Contract between Garff Commissioners and Manx Utilities for approval. This was signed by the Chairman.</i>	
<b>b)</b>	<b>Manx National Rally 11/12 May 2018</b> – Manx Auto sport write with details of road closures. <i>These matters were noted. No further instruction.</i>	
<b>c)</b>	<b>Wild Goat Population</b> - <i><b>MF</b> raised concerns in regard to the depletion of wild goat numbers at Bulgham. The clerks were instructed to contact DEFA to request that a policy for management of the goats and other feral animals be brought forward as soon as possible. The clerks were also instructed to seek assurance from DEFA that any culled goats were being disposed of in accordance with the legal requirements.</i>	
<b>d)</b>	<b>Commissioners Office Land behind bus stop</b> - <i><b>JPN</b> asked if the area beside the offices be cleared of vegetation and ideas for its future use considered.</i>	
<b>e)</b>	<b>Laxey Glen Pavilion</b> - <i><b>SC</b> proposed that the Commissioners consider the possibility of using the Laxey Glen Pavilion for office and other uses. It was noted that the closing date for tender bids was Tuesday 6<sup>th</sup> March. It was agreed that if and when the premises become available again the Commissioners consider suitability and other uses and if feasible submit a bid.</i>	
<b>f)</b>	<b>Baldrine Tram Halt</b> - <i><b>SC</b> requested that a letter of thanks be sent to the resident who tends Baldrine Tram Halt. Members agreed that similar letters could be sent to those residents who tend other MER stations.</i>	clerks
<b>189/17</b>	<b>Private</b>	
	A discussion took place in regard to contractual matters pertaining to the installation of play equipment at All Saints Park.	
	Meeting closed 9.57 pm. Date of next meeting:- Wednesday 21 <sup>st</sup> March 2018, 7.00pm	

