

GARFF PARISH DISTRICT COMMISSIONERS

Extra Ordinary Meeting

Wednesday 20th June 2018

Minutes

Present: Mr S.Clague , Mr N. Dobson (Chairman), Mrs M. Fargher (Vice Chairman), Mr T Kenyon, Mr P. Kinnish, Mr L. Miller, Mrs J. Pinson, Mr. J. Quayle, Mr J Smith (JS)

In Attendance: Mr P. Burgess, Clerk, Mr M.Royle, Deputy Clerk/RFO,

Apologies: Mrs M. Fargher (MF), Mr L. Miller (LM), Mrs J. Pinson (JPn), Mrs Julie Peel Housing Manager.
From Manx Utilities:
Mr Neil Caine (Head of Projects and Strategic Planning)
Mr Robert Stimpson (Project Sponsor, Projects and Strategic Planning Department)

37/18 Meeting with Manx Utilities Authority (MUA)

a) *MUA Regional Sewerage schemes Laxey and Garwick catchments – Meeting with representatives from MUA*

***SC** advised that as the owner of land beside the Cairns site he was declaring an interest in the item being discussed.*

***Mr Caine** briefed Members on the current sewage system in Laxey. He referred to the current use of the Cairns site and gave an explanation of how the site was acquired by Manx Utilities.*

He outlined why this was a suitable site for a plant to treat sewage generated in Laxey as it was 'at the head' of the sewerage system at a point where three main sewers conjoined. He explained that the option currently being considered was based around two integral RBC (Rotating Biological Contactor) units, and included a new access bridge to the site from the boat park. The representatives emphasised that what was being proposed was a concept design that was not set in stone. It was anticipated that the site would be operational in 2021.

***SC** advised that in he had met with representatives of Manx Utilities at an earlier date and expressed disappointment that the RBCs were not being placed further east on the site as had been requested. **ND** sought clarification of the basis of **SC's** meeting with Manx Utilities asking if it were in his capacity as an adjacent landowner and hence an interested party. **ND** advised that, as a consequence of the interest **SC** had declared, any comments, questions or communications as an interested landowner should be directed independently to Manx Utilities rather than through his role on the Commission.*

***Mr Stimpson** advised that the brief to the designers was to site the RBCs as far to the east as practically possible. He also advised that the right of way through the site would be maintained, perhaps on its original course.*

***JQ** noted that there would be one vehicle visiting the site each day. **JS** asked if safeguards would be built in to ensure that all vehicles, including contractors, followed a traffic plan. **Mr Stimpson** advised that this would probably be a condition set in the first instance by the planners. **JS** asked about noise levels. **Mr Stimpson** estimated that these were in the region of 35 – 40 db at a distance of sixty feet.*

	<p>SC handed a paper to the chairman from a member of the public which he asked to be read out. ND advised that the primary purpose of this meeting was an initial briefing to the Commissioners on the proposals, adding that it would be more appropriate to include the paper on the agenda of the meeting to be held on the 4th of July where a discussion of the proposals would take place.</p> <p>ND asked about the progress of investigations into treatment facilities at Garwick. Mr Caine advised that the investigations were in their early stages and appropriate sites were being considered.</p> <p>SC suggested that closer consultation needed to be undertaken with those who lived locally. He noted the proposal to use planting to screen the works and advised that initially it had been suggested the works would be housed in a Manx stone building. He felt that the proposals brought forward could be much improved. Mr Stimpson advised that a range of screening methods were being considered including stone walls and planting. He advised that the planners had been consulted and they did not favour 'rustic manx stone buildings'; their preference was for 'low-level barn-type' structures. JS asked if artist's impressions would be produced as part of the consultation process. Mr Stimpson advised that they would, from several vantage points.</p> <p>SC asked if the authority could guarantee that there would not be a smell from the plant. Mr Stimpson stated that all measures would be incorporated to eradicate odours, including measures not used at other plants such as Ramsey, adding that a 'negative pressure system' with carbon filter's would be incorporated into the design to ensure that all was done to reduce odour nuisance in the vicinity. Mr Caine clarified that the odour problems experienced at Kirk Michael had been resolved. Mr Stimpson added that they were very conscious of the location of the site and its proximity to residential properties.</p> <p>ND reminded Members that the purpose of the meeting was to receive a briefing from Manx Utilities. The information would be collected and discussion would follow at the next Commissioners' meeting on the 4th of July. Mr Caine added that the consultation process had not started and all parties, including the public, planners and commissioners would be closely involved. Mr Stimpson advised that he anticipated public consultation would take place in the third quarter of 2018.</p> <p>ND thanked the Mr Caine and Mr Stimpson for attending the meeting. They left the Board Room at 19.46 pm.</p>	
	Planning Matters	
38/18	Planning Applications	
a)	<p>PA – 18/00563/B – Rosebank, Baldrine Hill, Baldrine. Alterations to pedestrian access (retrospective) to create a vehicular access including alterations to boundary wall and porch to provide visibility. https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=18%2F00563%2FB</p> <p>Deferred from meeting 13.06.18, to allow members to undertake a site visit.</p> <p>Members expressed concern about these proposals. It was noted that the proposed entrance is onto a major arterial highway. Members sympathise with the desire for convenient vehicular access to the property, but they were concerned about the type of vehicle movements that would have to be undertaken to make use of the proposed parking area.</p>	

	Members noted that Highways have clear criteria which they apply when new vehicular access is requested. In these circumstances they deferred to the expertise and advice that the Highways officer will provide on these proposals.	
b)	<i>SC stated that the gardens in Laxey were looking 'fabulous' and asked if the staff could be thanked for their efforts. This was noted.</i>	
	Meeting Closed at 20.01 pm. Date of next meeting: 4 th July 2018	