

GARFF PARISH DISTRICT COMMISSIONERS**Minutes of the Monthly Meeting**Wednesday 18th July 2018 7.00 pm

Present: Mr N. Dobson (ND) (Chairman), Mrs M. Fargher MF) (Vice Chairman), Mr S.Clague (SC), Mr T Kenyon (TK), Mr P. Kinnish (PK), Mr L. Miller (LM), Mrs J. Pinson (JPn), Mr. J. Quayle (JQ), Mr J Smith (JS).

In Attendance: Mr P. Burgess (PB), Clerk, Mr M.Royle (MR), Deputy Clerk/RFO, Mrs Julie Peel (JP), Housing Manager.

Apologies:

ND opened the meeting at 7.02 pm.

Action

52/18 Planning Matters**Planning Applications**

- a)** 18/00705/B Ballamoar Farm, Ramsey Rd, Erection of stables and creation of a menagerie.
There were no objections to these proposals.
- b)** 18/00723/B Baljean Farm, Baldhoon Road, Erection of an agricultural building.
SC asked if a condition could be made that the building be finished in a green colour to minimise its impact on the landscape. There were no direct objections to the proposals.
- c)** 18/00727/A Land to rear of Olinda, South Cape, Approval in Principle for the erection of a detached dwelling with garaging.
It was noted that these proposals had been the subject of approvals on several occasions over the years prior to this application. There were no objections to this application.

Approval Notices (DoI Planning Committee)

- d)** 18/00264/B Kitsilano, South Cape, alterations and erection of a two storey extension – Approved 06.07.18.
This approval was noted. No further instruction.
- e)** 18/00361/B 24 Baldrine Park, Baldrine - Replacement of existing garden shed in rear garden with detached garage accessed from rear lane – Approved 06.07.18
This approval was noted. No further instruction.
- f)** 18/00126/B Land Between Holly Bank And No 9, Ballagorry Drive, Glen Mona – Erection of five detached dwellings (amendment to PA 12/00366/B) – Approved 09.07.18
MF queried if conditions had been set in regard to surface water and foul drainage arrangements. MR confirmed that a condition was included as part of the approval. Further plans indicating drainage provision would have to be submitted and approved prior to commencement of the development.
- g)** 17/01043/B Copper Top, Booilushag, Ballajora – Re-alignment driveway access erection of gateway piers/pillars- Approved 09.07.18.
This approval was noted as was a condition regarding the submission of a drainage plan for approval prior to commencement of the development.

Refusal Notices (DoI Planning Committee)**Appeal Notices (DoI Planning Committee)**

- h)** 18/00267/B, Honey Hey, Highfield Drive, Appeal against the refusal of the erection of a conservatory above existing garage, and creation of opening and Juliette balcony from new 1st floor living accommodation.
This matter was noted. No further instruction.

Planning Enforcement (DoI Planning and Building Control)**53/18 Approval of Minutes**

- a)** Approval of minutes of the meeting of the 4th of July 2018. *These were agreed to be a correct record of the meeting. Proposed, JQ. Seconded, TK. Resolved.*

	Approval of the minutes of the EGM of 12 th of July 2018 in regard to the proposals for sea defences at Laxey Promenade and harbour. <i>These were agreed to be a correct record of the meeting. Proposed, JP. Seconded, SC. Resolved.</i>	
54/18	Matters Arising & Other Business	
a)	<i>MF asked if Ramsey had responded to the Commissioners' request for dialogue in regard to the press reports that the governments 'SAVE' report had identified the northern section of the MER from Laxey to Ramsey as a candidate for closure. Clerk's to report back at the meeting on the 1st of August in regard to this matter.</i>	
b)	<p>To discuss the proposal for the Commissioners to take over administration of the Lonan Burial Authority.</p> <p><i>SC and TK asked about the origin and rationale for this proposal. ND advised that the Archdeacon was keen to progress the transfer of this responsibility to local authorities. There followed discussion of how the burial rate was set. ND advised it was designed to cover the total cost of running the burial ground; there should be no impact on the general rate. He also advised that it may be necessary to increase staffing to undertake administration should the burial authority be taken over but costs for this would be met by the burial rate. It was noted that there was enough space for the burial ground to be used for 20/30 years. MF felt that very little appraisal of the proposal had been undertaken, apart from the visit of Mr Faragher to give an undertaker's perspective on the running of a burial authority. JS noted that Mr Faragher had advised caution in considering this matter, and had encouraged the Commissioners to think through the implications. ND advised that the Church authorities were happy to transfer the burial authority to the Commissioners. SC questioned the amount of information that had been made available to members and asked if the Archdeacon had approached the Commissioners formally. He felt that a decision should not be made until the matter had been fully considered. ND advised that the Archdeacon was ready to move on this, as was our MHK, Mrs Caine, who had agreed to move the necessary legislative changes through Tynwald; it was just the Commissioners who needed to make a decision. PK stated that he would be happy for the Commissioners to take over the burial authority. Reference was made to the previous motion to take over the burial authority which had been put at the meeting on the 2nd of May 2018. This motion was put to a vote. Six Members voted for the motion, one Member voted against. The motion was carried. SC and MF asked it to be noted that they had abstained. PB advised that the transfer of responsibility for the burial authority should be subject to a process of 'due diligence' at each stage. ND stated that this would be the case.</i></p>	
c)	<p>To discuss the proposals and concept design for a sewage treatment works on the Cairns Site beside Laxey Harbour.</p> <p><i>A discussion of Members Interests and how they should be dealt with by the Board took place. The legislation and Standing Orders were referred to in detail. SC advised that he was a trustee of a charitable body that owned land adjacent to the Cairns site. Consequently, he declared an interest, signed the register, and took no part in the discussion.</i></p> <p><i>The meeting was advised that a meeting had taken place between Manx Utilities and residents in the immediate vicinity of the Cairns site. It was noted that at this meeting an alternative proposal to the initial proposal put forward by Manx Utilities had been presented. The proposal from the residents sited the RBCs further to the east, and proposed to house the RBCs and other equipment within a stone building which would echo the architecture of the pipe factory on the opposite bank of the river. Manx Utilities had agreed to consider this proposal and report back to the residents. In the light of this, the Commission agreed to await the response from Manx Utilities before commenting further on either of the proposals.</i></p>	
d)	Resident – Correspondence dated 16.07.18 in regard to the proposals for a new sewage treatment plant in Laxey. <i>This correspondence referred to siting and design concerns, but particularly</i>	

	<i>concerned broader health and environmental issues. The points raised were noted; it was also agreed to forward a copy to Mr Stimpson at Manx Utilities.</i>	
e)	<p>To discuss the handling of the incident in which unidentified matter washed up on Laxey Beach on 06.07.18</p> <p>JPN expressed concerns in regard to how Manx Utilities had dealt with an incident in which several people reported 'sewage-like' matter on Laxey beach on the afternoon of Friday 13th July. PB had immediately contacted Manx Utilities and samples had been taken away for analysis. The initial advice from Manx Utilities on the Friday was that the matter was not raw sewage. The subsequent 'Sea Water Analysis' report issued on the 17th of July identified algae in the water, but confirmed that the water quality met the 1976 EU standards.</p> <p>JPN felt that the analysis report had taken too long, adding that if the bathing water had not met the standards then those who had used the beach over the weekend could have been in danger. She felt that a more efficient procedure should be in place to deal with such situations. There followed discussion of various 'action plans' that might be adopted. The outcome being that reports of raw sewage or other matter in the water should be immediately referred to Manx Utilities, as was done in this incident, who should be the lead agency when dealing with these matters.</p>	
f)	<p>To discuss the recent proposals for tidal flood defences on Laxey Promenade and Harbour.</p> <p>JPN declared an interest due to the proximity of her business on the Promenade.</p> <p>ND reminded Members that, in respect of their role as a commissioner, they should only participate in meetings with third party organisations with the knowledge and consent of the Board. If a member attended a meeting with third parties as a private individual it was likely to prejudice their position as a commissioner when the matter came to be discussed by the Board.</p> <p>PK advised that he had arranged and attended a separate meeting with the lead engineer from the DOI as a private individual. He had not advised the Board of this meeting. ND advised that in this circumstance PK had demonstrated an interest beyond that of his involvement as a Commissioner and Board member; this would require a declaration. PK took no part in the Board's discussion of this matter.</p> <p>The two proposals for a new sea wall were discussed. It was noted that the proposals were designed to protect the seafront at Laxey for the next 100 years. The impact of the proposed walls on the amenity of the seafront were noted and discussed in detail. Other options to mitigate this impact were considered. These included raising the pavement behind the wall to provide visibility to pedestrians. The engineers had also been asked to consider siting the wall further back on the far side of the highway and in front of the Pipe factory/Promenade Green. It was anticipated that Tent Road and Shore Road would have barriers to stop the flow of water into the Tent Road area which was the most liable to flooding. It was noted that DoI would be hosting an open consultation for the public between 2.00 and 6.00 pm on Thursday 19th of July at the Commissioners' Offices on New Road. The Commissioners would be in attendance. It was agreed that further comment should be reserved until the views of the public had been received and assessed.</p>	
g)	<p>Resident – Comment from a resident (dated 18.07.18) in regard to the DoI proposals for a new sea defence wall at Laxey Promenade and harbour.</p> <p>The correspondent expressed concern with the DoI's proposal, feeling that it would be detrimental to the tourist amenity of the Promenade Area. The comments were noted and would be passed on to the DoI.</p>	
h)	<p>To discuss dog byelaws for Laxey and Garff.</p> <p>TK asked whether bye laws should be introduced in Lonan and Maughold. MR stated that enforcement was extremely problematic in these areas due to the geographical size of the two parishes. He advised that there was a procedure employed when dog fouling became a problem in specific areas. To date these measures had proven successful in addressing the problem.</p> <p>In Laxey the byelaws were useful for defining access for dogs to areas of Laxey beach and other public areas. The vast majority of dog owners abided by the current byelaws. There followed discussion of signage and enforcement.</p> <p>PK proposed that the current dog byelaws be renewed. This was seconded by ND and agreed.</p>	

i)	Eastern Regional Housing Meeting – 25 th July 2018, 7.00 pm at Laxey WMI. This meeting was noted. ND, TK, JQ, JS, JPn, MF , indicated that they would attend.	
55/18	General correspondence	
a)	Resident – Regarding play areas in the All Saints Park, Church Close and Reayrt ny Glionney areas. <i>The correspondent referred to land that would be at the new housing development at Reayrt ny Glionney which had begun recently. The correspondent asked if the Commissioners would consider installing play equipment here rather than at Church Close. It was noted that the Commissioners had discussed the use of the projected open space area at Reayrt ny Glionney at a previous meeting. The intention being that the play area at Church Close would be aimed at serving local children in the age range 2 – 8, the play area at All Saints Park would serve local children in the age range 5 – 14, and facilities for older children/adults/families would be created at the open area at the north of Reayrt ny Glionney. It was agreed that this approach would provide the best balance of play/leisure opportunities for the young people of the Church Road/All Saints Park/Reayrt ny Glionney area. Clerks to respond to the correspondent.</i>	clerks
b)	Tynwald Select Committee on Poverty – regarding issues relating to poverty in the Isle of Man. <i>This document was noted. It was agreed to circulate it and include it as an agenda item on the meeting scheduled for the 1st of August.</i>	
c)	Resident – Regarding the proposed sewerage treatment plant in Laxey. <i>This had been circulated. It was noted that there was no indication of the author on the correspondence. ND read this correspondence which expressed concern about the siting, traffic, potential for odours and visual impact. The comments were noted. No further instruction.</i>	
d)	Resident – Request for letter of support for art installation in Glen Gardens as part of the ‘Year of our Island’. <i>The clerks were instructed to provide a letter stating support in principle for this installation.</i>	clerks
56/18	Committee Reports	
a)	Garff Regeneration Committee – to discuss the scope, aims and objectives of the Committee. To set a date for the next meeting of the Committee. <i>A discussion took place in which the focus of this Committee was discussed. It is anticipated that projects and works would be identified at the next meeting of the Committee which was scheduled for 12.00 mid-day on Friday 27th July at Cooil Roi.</i>	
57/18	Officers Report	
a)	Finance – PB advised that the draft accounts would be circulated shortly. The auditors were due to begin auditing the YE 2018 accounts during w/c 23.07.18. This was noted.	
b)	Health and Safety - ntr	
c)	Works and Amenities 1. To discuss report by Liam Martin (work experience placement student) on a proposal for a play area in Baldrine Park. <i>This report was noted and would be circulated prior to a discussion at the meeting on August the 1st.</i> 2. Tenant of the Promenade Kiosk – Additional information in regard to the request for the installation of an opening window/sliding door (previously circulated). <i>JPn signed the register and left the room for the duration of this discussion. It was agreed that quotations be sought for this installation.</i> 3. MR updated Members on progress with the installation of play equipment at All Saints Park. <i>It was hoped that the play area could be operational in mid August.</i>	clerks
d)	Request from the tenant of The Shed to erect a lean-to store behind the premises. <i>It was agreed that a planning application for this addition to the rear of the building could be drafted and submitted.</i>	clerks
e)	To discuss arrangements for Parish Day in Maughold on 21.07.18.	

	<i>MR reported that bunting would be installed in the village and the running track installed on Thursday 19th July.</i>	
f)	Cooil Roi Sheltered Housing Complex – JPn advised that there was a meeting scheduled for 27 th of July.	
G)	English Fell Running Championships 14th July 2018 Feedback- <i>PB reported that the event had been a great success. It had been well managed and enjoyed by competitors and public alike. It is hoped that a similar event will be hosted in Laxey next Year.</i>	
58/18		
a)	Staffing Matters – JPn to introduce the new Staff Handbook and Appraisal Scheme for consideration in anticipation of approval at the meeting on the 1 st of August 2018 (previously circulated). <i>It was agreed to put this matter on to the agenda of the meeting taking place on the 1st of August to permit Members adequate time to consider the scheme.</i>	
59/18	Chairman’s Report - ntr	
60/18	Any Other Business	
a)	<i>Resident – Request to use Maughold Parish Field for a marquee wedding on Saturday the 27th of July 2019.</i> <i>The Commissioners agreed to permit the use of the field for this wedding. Clerks to liaise with the resident prior to the event.</i>	
b)	<i>MF sought clarification that the next meeting was on the 1st of August. This was confirmed.</i>	
c)	<i>JPn asked for an update on plans for the toilets in the Valley gardens. MR advised that plans for a stone structured building had been submitted, but clarification with the proposed roof design was currently being sought. JPn asked whether a disabled toilet of similar design to the one recently installed at the Manx Museum could be considered. This had been installed with the assistance of Manx Lottery Trust funding. It was noted that the size limitations at the site in the Valley Gardens may restrict the viability of such a facility. MR to liaise with the architect and report back.</i>	MR
d)	<i>JQ referred to a suitable commemoration in Garff to mark the anniversary of the end of the First World War. JPI to investigate with the RBL and revert to the Board asap. ND asked if this could be an agenda item for the next meeting.</i>	JPI
e)	<i>PK asked about improvements to skateboard facilities. ND advised that this was partially dependent on whether the proposal for a sports hall facility in Glen Road was taken forward. The Board needed to make a decision on how the Glen Road facilities were developed. JPn felt that facilities should be considered for the older generations not just the younger generations. JQ referred to Ramsey’s skateboard park which had been erected for several years but was still in very good condition.</i>	
61/18	Private Session – no matters were transacted in private.	
	Meeting Closed at 10.22 pm. Date of next meeting: 1 st August 2018	