

## GARFF PARISH DISTRICT COMMISSIONERS

### Minutes of the Monthly Meeting

Wednesday 3<sup>rd</sup> October 2018 7.00 pm

The meeting opened at 7.03 pm. Mrs Fargher chaired the meeting.

**Present:** Mrs M. Fargher MF) (Vice Chairman), Mr T Kenyon (TK), Mr P. Kinnish (PK), Mr L. Miller (LM), Mr. J. Quayle (JQ), Mr J Smith (JS).  
Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO,  
Housing Manager.

**Apologies:** Mr N. Dobson (ND), Mrs J. Pinson (JP), Mr S. Clague (SC), Mrs Julie Mattin (JM)

<b>Chairman</b>	To open the meeting and request that Members consider this agenda and declare any interest that they may, or may be perceived to have, in its business. <i>This statement was read by MF. JQ indicated an interest in two planning applications.</i>
-----------------	---

#### **90/18 Planning Matters**

<b>a)</b>	<b>Planning Application: 18/00951/B</b> Canny Hill, Main Road, Construction of a first floor extension, alterations, conversion of a garage and removal of a fake chimney. <i>There were no objections to this application.</i>
<b>b)</b>	<b>Planning Application: 18/00979/B</b> Berwyn, South Cape, Laxey, Erection of a replacement detached dwelling with integral garage. <i>Some Members expressed very strong concerns about these proposals, particularly the size and scope of the building and the increased impact of the dwelling on the locality. It was noted that the architect had referred to the design as being innovative and urban in character. JQ felt that there was merit in the design, but indicated that this was a subjective opinion. PK stated that the design was completely out of character in this village location and was a radical departure from the general architectural styles in the vicinity. Several members noted that the design was contrary to the control and intention of General Policy 2 which seeks to protect the character of established communities. It was generally felt that the visual difference between the two styles was too significant to warrant the setting aside of the intention of this policy.</i>
<b>c)</b>	<b>Planning Application: 18/01000/B</b> 38 Ard Reayrt, Laxey, Alterations, erection of a two story extension to die elevation and installation of a flue. <i>There were no objections to this application.</i>
<b>d)</b>	<b>Planning Application: 18/01007/B</b> Ballagilley Farm House, Gooseneck Road, Hibernia, Erection of a two Storey extension to side elevation. <i>There were no objections to this application.</i>
<b>e)</b>	<b>Planning application: 18/00705/B</b> Ballamoar Farm, Ramsey Road, Laxey, Erection of stables and creation of a manege Amended Plans). <i>There were no objections to this application.</i>
<b>f)</b>	<b>Planning Application: 18/001010/B</b> Phoenix Bungalow, Slieau Lewaigue, Maughold, Erection of an extension to rear elevation. <i>There were no objections to this application.</i>
<b>g)</b>	<b>Planning Application: 18/01020/B</b> Cabbyl Ushtey, Ballagilley Farm, Gooseneck Road, Hibernia, Erection of building for use as stables/store on site of previously approved stables. <i>Members feel that the original approval was contrary to Environmental Polices 19 – 21 of the Isle of Man Strategic Plan and feel that the proposals in 18/01020/B should be considered against the same policy. Notwithstanding the validity of the previous application, this proposal is for a significant increase in the size of the structure of the stables and Members feel that the Planning Officer and Committee should take careful and considered note of Environmental Policy 20 which directly presumes against large scale equestrian developments in areas of high landscape value (as this is designated in the 'Landscape Character Assessment Document'), as well as Environmental Policy 21 which seeks to protect the character of such areas from built development that is inappropriate in terms of several factors including size. The Commissioners feel that this is an extremely sensitive location and request that permission is not granted for the development to be extended.</i>

	<b>Planning Approvals</b>	
<b>h)</b>	<b>Planning Approval: 18/00386/B</b> Hunters Moon, The Crescent, Baldrine, Replacement of existing detached garage with a log cabin (with condition) – Approved 20.09.18. <i>This approval was noted.</i>	
<b>i)</b>	<b>Planning Approval: 18/00803/C</b> Brown’s Café, Dumbells Terrace, Laxey, Additional use of existing ground floor café as class 1 retail – Approved 18.09.18. <i>This approval was noted.</i>	
<b>j)</b>	<b>Planning Approval: 18/00506/B</b> Camellia House, Minorca Hill, Laxey, Erection of a single storey extension and balconies – Approved 14.09.18. <i>This approval was noted.</i>	
<b>j)</b>	<b>Planning Approval: 18/00405/B</b> Ramilies, Clay Head Road, Lonan, Erection of extension to provide additional living accommodation and inclusion of the adjacent wooded area to the east of the site within the residential curtilage of the property – Approved 28.09.18. <i>This approval was noted.</i>	
	<b>Planning Refusals</b>	
<b>k)</b>	<b>Planning Approval: 18/00873/B</b> 35a Ard Reayrt, Laxey, Removal of false chimney stack on west elevation of property.	
<b>l)</b>	<b>Planning Refusal: 18/00873/B</b> 35A Ard Reayrt, Laxey, Removal of false chimney stack on west elevation of property – refused 27.09.18. <i>This refusal was noted.</i>	
	<b>Planning Appeals</b>	
<b>l)</b>	<b>Planning Appeal Notification: 18/00200/A</b> Appeal against refusal of the approval in principle for the erection of a dwelling. Appeal Hearing 14.00, on 24 October 2018. <i>This Appeal was noted. No further instruction.</i>	
	<b>Notice to Demolish</b>	
<b>m)</b>	Denizli, Booilushag, Ballajora Road, Maughold. Application seeking notice to demolish. <i>This application was noted. No further instruction.</i>	
<b>91/18</b>	<b>Approval of Minutes</b>	
<b>a)</b>	Approval of minutes of the meeting of the 5 <sup>th</sup> of September 2018. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed JQ. Seconded LM.</i>	
<b>92/18</b>	<b>Matters Arising &amp; Other Business</b>	
<b>a)</b>	Chris Littler Web Design – proposal to enhance the Garff Website (document previously circulated). <b>JS</b> circulated a document to brief the Commissioners on possible ways to develop and improve the Commissioners web site. It was agreed to circulate the document to all Members for consideration and discussion at the meeting on the 17 <sup>th</sup> of October. <b>JS</b> briefed Members and asked them to consider what they wanted the website to deliver in terms of information and content. It was agreed that the proposal from Chris Littler Web Design would be given further consideration in the forthcoming discussions.	
<b>b)</b>	To discuss the government’s newly published Waste Management Strategy ( <i>generated by MF at meeting on 05.09.18</i> ). <i>A report by MF on waste management and recycling had been circulated. There followed discussion of the document and the issues it raised. MF asked if the Commissioners needed to be more proactive. The costs and environmental benefits of recycling were discussed. The validity and cost of kerbside collection, particularly in rural areas was discussed, as was the enhancement and expansion of the bring bank sites. MF suggested that local authorities could work more collaboratively in this regard. It was agreed that TK would attend a meeting called by Braddan Commissioners on the evening of the 11<sup>th</sup> of October to discuss a joint approach with other local authorities. JS advised that he would also attend if he were free on that evening. MF asked if</i>	

TK/JS

	<i>information on how to recycle in Garff could be produced for residents. The clerks were instructed to write to government requesting that the provision of recycling areas/facilities become a condition of new development.</i>	Clerks
c)	Update from officers in regard to the drafting of new dog bye laws. <i>The Clerks advised that these were currently being drafted by the LGU and would be circulated in draft form in due course.</i>	
d)	Update from officers in regard to the siting of the 'Remembrance' benches. <i>The clerks advised that the proposed site in Lonan at the A2/Church Road junction would be difficult in terms of siting. It was agreed to place the Lonan bench beside the bus shelter at Baldrine Park. <b>MR</b> reported that a site had been identified for the Maughold bench in Kirk Maughold Cemetery. The Church Authorities were considering this request and would report back to the office in due course. <b>PB</b> advised that the RBL had requested that the Laxey bench be sited close to the war memorial. It was agreed to do this for the forthcoming remembrance commemoration and then reconsider placement on the approach to Christ Church. Clerks to arrange these matters.</i>	Clerks
e)	To discuss the Glen Road Recreation Area Survey. <i>The wording of the questions was agreed. <b>JP</b> had drafted four questions and these were discussed. The proposal for a drop down menu on question 4 was discounted as the consensus was that the questions should be as open as possible to ensure that the questionnaire was not leading. It was agreed to launch the survey on the 15<sup>th</sup> of October for a four week period. A survey monkey questionnaire was agreed and survey boxes would be placed in businesses and other appropriate locations throughout Garff, including the schools, etc. Clerks to arrange.</i>	Clerks
<b>93/18</b>	<b>General correspondence</b>	
a)	Dr Richard Hubbard – invitation for a Member of Garff Commissioners to join the Steering Group for the 'Laxey Heritage Mining Experience' project. <i>It was agreed that <b>TK</b> should represent the Commissioners on the Steering Group.</i>	
<b>94/18</b>	<b>Committee Reports</b>	
a)	Municipal Association – <b>TK</b> and <b>JS</b> advised that Minister Harmer had attended the last meeting of the Association along with Stephanie Gray who was the lead officer in regard to recycling at the Department. <b>JS</b> advised that Dr Allinson MHK, the Chair of the MUA would be in attendance at the October meeting and, provisionally, Tim Baker MHK, Chair of the Planning Committee at the November meeting.	
b)	<b>Laxey &amp; Lonan Heritage Trust</b> – <b>PK</b> advised that the next meeting would be on November the 14 <sup>th</sup> . <b>TK</b> advised that the Trust had several questions. These were passed to the officers.	Clerks
c)	<b>Garff Regeneration Committee</b> – ntr	
d)	<b>Eastern Civic Amenity Site Joint Committee</b> - ntr	
e)	<b>Northern Civic Amenity Site</b> – <b>JQ</b> reported back to the Board, advising that a mechanism to share knowledge and best practice between the four sites on the island was being organised.	
f)	<b>Northern Swimming Pool Board</b> – <b>JQ</b> reported that a survey had been conducted by the Swimming Pool Board. A report was passed to the clerks for circulation.	Clerks
g)	<b>Northern Area Housing steering group</b> – ntr	
h)	<b>Northern Sheltered Housing Committee</b> – MF reported that work had begun on construction of the Mayfield sheltered housing complex in Ramsey. She asked that information encouraging residents to join the list be placed on the noticeboards and social media, etc.	Clerks
i)	<b>Eastern Area Housing steering group</b> - ntr	
j)	<b>Waste Management Steering Group</b> – <b>TK</b> advised that he had attended this meeting on behalf of the Commissioners.	
k)	<b>Waste Management Working Group</b> – ntr	

<b>95/18</b>	<b>Officers Reports</b>	
<b>a)</b>	<b>Health and Safety</b> – <i>The clerks reported that there had been no incidents in the period since the last meeting. <b>PK</b> referred to the safety of the beach steps. <b>PB</b> reported that the matter had been reported several months ago and a Departmental Officer had noted the concerns. It was agreed that the clerks should contact the Department to request an update on actions being taken.</i>	Clerks
<b>b)</b>	<b>Works and Amenities</b> • To discuss external refurbishment of street lights in Laxey	
<b>96/18</b>	<b>Staffing Matters</b> – ntr (a matter was discussed in private)	
<b>97/18</b>	<b>Chairman’s Report</b> - ntr	
<b>98/18</b>	<b>Any Other Business</b> -	
<b>a)</b>	Manx Telecom – Response following a request from the Commissioners for action to improve the speed of broadband provision where the service is currently poor, particularly in Maughold and in other areas of the Sheading. <i><b>JM</b> reported that a response had been received from MT indicating that there were no plans to extend the pilot fibre optic installation along Church Road in Maughold. Residents can register an interest in an improved broadband service on the Manx Telecom website.</i>	
<b>b)</b>	Braddan Commissioners – Invitation to a meeting of local authorities to discuss future recycling options & opportunities to work together., 7.00 pm, Thursday 11 <sup>th</sup> October, hosted by Douglas Corporation at their Ballacottier site in Braddan. <i>This matter was dealt with at item 92/18.b above.</i>	
<b>c)</b>	To discuss attendance by a Commissioner at the next Political Surgery on Saturday 6 <sup>th</sup> of October 2018. <i>It was agreed that <b>TK</b> should attend.</i>	Clerks
<b>d)</b>	Resident – Regarding provision of saplings for planting in the Sheading from the Woodland Trust. <i>The clerks reported that five saplings would be provided via a resident of Ard Reayrt who had made a request to participate in the ‘Queen’s Canopy’ programme which is a tree planting scheme running across the UK. It was intended to plant one in Maughold and Lonan and three in Laxey. Clerks to arrange when they are supplied.</i>	Clerks
<b>e)</b>	<i><b>JP</b> had reported that an incident had occurred on Laxey Promenade involving a member of the public who had had a suspected heart attack. The ambulance had taken 25 minutes to arrive. In her opinion this was inadequate. Her concerns were noted. It was agreed to approach the MHKS and ask them to investigate the circumstances. The clerks were instructed to investigate the provision of a defibrillator on the Promenade.</i>	Clerks MHKS clerks
<b>f)</b>	<i><b>TK</b> reported that a suggestion had been made by the office that 35 New Road could be a site for 7/8 sheltered accommodation units. It was noted that a need had been accepted by the Department for further provision in Garff. The clerks were asked to make initial investigations with the DoI into the viability of this suggestion.</i>	Clerks
<b>g)</b>	<i><b>JQ</b> referred to recent announcements in the press regarding the proposal to site a statue commemorating Sophia Goulden in Laxey/Lonan. He suggested inviting representatives from the organisation to a future meeting. This was agreed.</i>	
<b>h)</b>	<i><b>PK</b> requested that the little seats in Laxey Village be refurbished. <b>MR</b> advised that this would be placed on the maintenance schedule.</i>	Clerks
	<b>Engagements/Diary Dates</b> – <i>the following engagements were noted:</i>	
<b>a)</b>	Laxey School Daffodil Planting, Wednesday 10 <sup>th</sup> October, 9.00 am.	
<b>b)</b>	Dhoon School Daffodil Planting, Thursday 11 <sup>th</sup> October 9.00 am.	
<b>c)</b>	Laxey Sewerage Scheme Consultation: Wednesday 24 <sup>th</sup> October, 11.00 am – 6.00 pm. Thursday 25 <sup>th</sup> October, 1.00 pm – 8.00 pm (both at Laxey Sailing Club).	
<b>d)</b>	Laxey School, Service of Remembrance, Friday 9 <sup>th</sup> November 10 am. All Welcome.	
<b>100/18</b>	<b>Private Session</b> - <i>A staffing matter was discussed.</i>	
	<i>Meeting closed 10.05 pm.</i>	
	Date of next meeting: Wednesday 14 <sup>th</sup> October 2018	

