

**GARFF PARISH DISTRICT COMMISSIONERS**

**Minutes of the Monthly Meeting**

Wednesday 17<sup>th</sup> October 2018 7.00 pm

**Present:** Mr N. Dobson (Chairman), Mrs M. Fargher MF) (Vice Chairman), Mr S. Clague (SC), Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mr L. Miller (LM), Mr. J. Quayle (JQ), Mrs J. Pinson (JP), Mr J. Smith (JS).  
Mr M. Royle (MR), Deputy Clerk/RFO, Mrs J. Mattin (JM),  
Housing Manager.

**Apologies:** Mr P. Burgess (PB), Clerk.

7.00 pm

**Meeting with IOM Post, to discuss the future of the Island's postal services.**

***ND** welcomed the representatives of IOM Post to the meeting, these being Lisa Duckworth, Chief operating Officer, & Mary Gaffney, General Manager Retail and Customer Services. Ms. Duckworth outlined the current nature of the business, particularly outlining the areas of operation which were declining. Letter deliveries had declined significantly for many years, since the launch of email, and there was now much more competition in areas such as parcel delivery, etc. One option being considered was ending Saturday postal deliveries. Ms Gaffney advised that over the counter services were becoming less sustainable as more and more of the services, such as vehicle licensing, benefit payments, etc went on-line. Ms. Gaffney advised that many things had been tried to increase over the counter revenues, but the overall decline had continued. Ms. Duckworth stated that the outlying post offices were becoming less and less viable. It was noted that the Laxey sub-post office was the only one left in Garff following the closures in Glen Mona and Baldrine. It was hoped that the future of the post office in Laxey could be assured and protected with the right support. There followed discussion of other services that could be accessed at the Laxey post Office including banking and currency exchange, etc. It was agreed that a meeting should be arranged with Mrs Palmer at Laxey Post Office to assist in ensuring that the community made the most of Laxey Post Office and the opportunities it provided. **ND** thanked Ms. Duckworth and Ms. Gaffney for their attendance.*

Clerks

**Mr Stewart Clague to make a presentation to the Board in regard to the proposal for a new sewerage facility at the 'Cairns' site in Laxey.**

***SC** gave a presentation to the Board in which he outlined his proposals for siting the new sewage treatment plant on an alternative footprint to the one proposed by Manx Utilities at the 'Cairns Site'. **SC** stated that, in the opinion of the majority of those with 'Interested party' status, the plant should be sited on the footprint of the current sewage tank at the east end of the site. Manx Utilities were proposing to site the plant to the west of this location, closer to the current chalets. Drawings were circulated to Members. **SC** felt that the plant would have less of a visual impact on the area if it were sited in the location he was proposing. **SC** added that the remainder of the site could be utilised for recreation, etc. Members noted the proposals with interest and stated that they looked forward to hearing the views of Manx Utilities on them at the meetings taking place on the 24<sup>th</sup> and 25<sup>th</sup> of October at the Sailing Club. **ND** thanked **SC** for the presentation to the Board.*

**Chairman**

**ND** requested that Members consider the business on this agenda and declare any interest that they may, or may be perceived to have, in its business. *This request was noted.*

**101/18**

**Planning Applications**

**a)** *To discuss the Berwyn application **18/00979/B**. Letters from residents previously circulated (initiated by **PK** 02.10.18).*

***PK** initiated the discussion and outlined his concerns about the proposals. These being the vehicular access on this difficult site, the intensive use of the site, and, in particular, the impact of the design of the building on the character of this village location; he felt that the proposed structure was more suited to a UK city centre location. Potential traffic and parking issues were*

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|           | <i>discussed. A vote was taken, the outcome of which was a significant majority in favour of the resolution that a firm statement of objection be lodged to the proposals contained in this application.</i>  |  |
| <b>b)</b> | <b>18/00802/B</b> - Field 622432, Adjacent to Dhoon loop Road, Erection of an agricultural building (submission of additional information).<br><i>Members considered the additional information which had been circulated. It was noted that the structure was not allied to a cluster of farm building which mitigated against the proposal as it would constitute new development in the countryside; in this and several other aspects the structure was contradictory to the Environmental Policies of the IOM Strategic Plan.</i><br><br><i>Members felt that the Planning Officer and Planning Committee should consider the adequacy of the information provided. If, in their opinion, the information within the report is convincing enough to warrant the setting aside of Policy then the Commission requests that a condition (as suggested by the applicant) is included in any approval that limits the use of the building to agricultural purposes only.</i> |  |
| <b>c)</b> | <b>18/01026/B</b> - Orry's Cliff, Ballaragh Road, extension & alterations to property.<br><i>It was felt that the impact of these proposals would be minimal. There were no objections to these proposals.</i>  |  |
| <b>d)</b> | <b>18/01036/B</b> - The Crofts, Chapel Lane, Baldrine, Alterations and Additions including erection of an extension, etc.<br><i>It was noted that there had been a previous approval in regard to this application (17/01216). It was also noted that these were minor amendments to that approval. It was felt that the impact of these proposals would be minimal. There were no objections to these proposals.</i>   |  |
| <b>e)</b> | <b>18/01037/B</b> - Ballig Farm, Glen Mona, Extension and alteration to dwelling to provide additional living accommodation.<br><i>It was noted that these proposals constitute an increase in floor area of almost 130%. It was also noted that the location was rural in an area of significant landscape character; these aspects ensured that the proposals were contrary to Housing Policies 15 and 16 of the IOM Strategic Plan. Approval of such development would be difficult if these policies are applied consistently. The property currently 'nestles' into the landscape, however expansion on this scale will ensure that the building has an impact that is contrary to HP 16. It was agreed that the Commissioners should submit a statement objecting to the proposals to the Planning Committee. The clerk was instructed to forward an objection to this application.</i>   |  |
| <b>f)</b> | <b>18/01043/B</b> - Ballakeilla, 15 Ard Reayrt, Laxey, Installation of a flue from multi-fuel fire (retrospective).<br><i>Concern was raised due to the retrospective nature of this application. However, it was felt that the impact of this proposal would be minimal. There were no objections.</i>   |  |
|           | <b>Planning Approvals</b>   |  |
| <b>g)</b> | <b>18/00493/B</b> - Suncrest, South Cape, Laxey, Alterations and creation of an additional floor to dwelling – Approved 04.10.18. <i>It was felt that the impact of these proposals would be minimal. There were no objections to these proposals.</i><br><i>This approval was noted. No further actions agreed.</i>  |  |
| <b>h)</b> | <b>18/00727/B</b> - Land to rear of Olinda, South Cape, Laxey, Approval in Principle for the erection of a detached dwelling with garaging – Approved 11.10.18. <i>This approval was noted. No further actions agreed.</i>  |  |
| <b>i)</b> | <b>18/00866/B</b> - Minorca Chapel, Laxey – Approved 12.10.18.  |  |
|           | <b>Planning Refusals – ntr</b>  |  |
|           | <b>Planning Appeals -</b>   |  |
| <b>j)</b> | Decision: <b>17/01043/B</b> - Copper Top, Booilushag, Re-alignment driveway access, erection of gateway piers/pillars – Appeal dismissed. <i>Original Approval decision confirmed. Noted.</i>   |  |
| <b>k)</b> | Decision: <b>18/00267/B</b> - Honey Hey, Highfield Drive, Baldrine, Erection of a conservatory above existing garage, and creation of opening and Juliette balcony from new first floor living accommodation – Appeal dismissed. <i>Original Refusal decision confirmed. Noted.</i>   |  |

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|               | <b>Planning Enforcement</b>   |           |
| <b>l)</b>     | <b>Alleged breach of planning control</b> – Seascape, Pinfold Hill, Laxey, Use of the property as a recreational spa and events venue.<br><i>It was noted that the DoI were investigating this matter, particularly the impact of additional traffic movements on the area, as well as parking issues that had been reported by local residents.</i>  |           |
| <b>102/18</b> | <b>Approval of Minutes</b>  |           |
| <b>a)</b>     | <b>Approval of minutes of the meeting of the 3<sup>rd</sup> of October 2018.</b><br><i>These were agreed to be a correct record of the decisions made. Proposed, <b>TK</b>. Seconded <b>JS</b>. Resolved.</i>   |           |
| <b>103/18</b> | <b>Matters Arising &amp; Other Business</b>   |           |
| <b>a)</b>     | <b>Laxey Mining Museum Proposal</b> – Update on progress from Mrs Val Kinrade.<br><i><b>ND</b> welcomed <b>Mrs Val Kinrade</b> to the meeting. Mrs Kinrade talked the Board through the proposals for the Mining Museum and the integration of the various relevant sites in Laxey into a 'Laxey Mines Experience'. Dr Hubbard and Mrs Kinrade had liaised with a range of potential stakeholders and facilitators including Rev. Dudley, the Archdeacon, L&amp;LHT, MNH, Bus Vannin, and the Commissioners, etc. The response from these organisations had been very positive. A committee to drive the project forwards was to be formed which would include representation from the Commissioners. Mrs Kinrade outlined several proposals which included marketing the 'experience' as a string of 'nuggets' which could be visited on foot, by cycle or by scheduled mini-bus. Bus Vannin had been positive in regard to the provision of a vehicle to be scheduled to circulate around the various venues to carry visitors. Another proposal was to utilise the Rose Gardens shelter as a resource/education centre.<br/>It was agreed that the Commissioners would consider how they could assist with the project. <b>ND</b> asked if this could be an agenda item at the next meeting.</i> | Clerks    |
| <b>b)</b>     | <b>Enhancement of the Garff Commissioners website</b> (report from JS previously circulated).<br><i><b>JS</b> asked Members their views on how the website should be positioned and presented. The inclusion of a stream from the Commissioners Facebook site on the Homepage was discussed. <b>ND</b> felt that the site could be used to promote all local attractions and businesses. It was agreed that <b>JS</b> should contact the current administrator to discuss a series of improvements to the current site.</i>   | <b>JS</b> |
| <b>c)</b>     | <b>Feedback from the Recycling Forum</b> held on 11 <sup>th</sup> of October at Ballacottier, Braddan.<br><i><b>TK &amp; JS</b> briefed Members on the discussions and outcomes of this meeting. The intention of the meeting had been to gauge the level of support for a more formal partnership between interested local authorities. The acquisition of a 'bulking-up' site had been discussed, as well as the kinds of recyclables that could be collected. The means of collection had also been discussed. The consensus was that each authority could choose its own methods of recycling. The implementation of kerbside recycling and enhanced Bring Bank Facilities were considered: it was noted that there would be additional considerations in a large geographical Sheading such as Garff with a significant proportion of rural properties spread across a wide area from just north of Groudle to Ballure Crossing. Further investigation would be made in regard to identifying a suitably located 'bulking-up' site. A further meeting would be convened in due course. These matters were noted.</i>   |           |
| <b>d)</b>     | <b>To discuss procedures for the election of Chairman at the AGM, and any consequent amendments to Standing Orders</b> (initiated in correspondence to the office by SC 02.10.18).<br><i><b>SC</b> stated that he had concerns with the current process for electing a chairman. It had been agreed at the last meeting that nominations for the office of chairman should be submitted to the office by the time of the mid-April meeting. This required an amendment to standing orders which would be drafted in due course. There followed discussion of various options, including how to proceed if a vote was split equally and whether votes should be by a show of hands, by secret ballot or by some other means. <b>MF</b> proposed a system which, in the event of a tie where more than two candidates were standing that the candidate with the least votes be eliminated. It was</i>   |           |

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|               | <i>unanimously agreed that this option should be explored. It was also agreed that voting should be by secret ballot (vote: 7 for, 2 abstentions). The clerks were instructed to re-draft standing orders in line with these decisions with a view to approval at the meeting on 07.11.18.</i>   | Clerks |
| e)            | <b>To discuss final arrangements for marking this year's Remembrance commemorations.</b><br><i>MR advised that the flagpole had been installed in the Valley Gardens in Laxey. Remembrance themed benches had been installed in this location and at Baldrine Park in Lonan, as well as at Kirk Maughold War Memorial. 'Silhouettes' would be produced by the maintenance team and placed in appropriate locations at Maughold, Lonan and Laxey. ND asked if a press release could be issued that detailed the preparations the Commissioners had made to commemorate the anniversary of the end of World War 1. SC advised that a service of Remembrance would take place on the 11<sup>th</sup> of November at 2.00 pm in Lonan Parish Church.</i> | Clerks |
| <b>104/18</b> | <b>General correspondence</b>  |        |
| a)            | <b>Station Officer, Laxey Fire Station</b> – Regarding preparations for the Laxey Bonfire in the grounds of the fire station.<br><i>It was agreed that £750.00 be donated to this community event.</i>   |        |
| b)            | <b>Jurby Parish Commissioners</b> – Invitation to Civic Service at Jurby Parish Church, Sunday 21 <sup>st</sup> of October 2018, 11.15 am.<br><i>This matter was noted.</i>  |        |
| <b>105/18</b> | <b>Committee Reports</b>   |        |
| a)            | NNPT – Next meeting Tuesday 13 <sup>th</sup> November, Ramsey Town Hall, 9.30 am.<br><i>MR advised that he would raise the issue of speeding and traffic volume on Old Laxey Hill.</i>   |        |
| <b>106/18</b> | <b>Officers Reports</b>  |        |
| a)            | <b>Finances</b> - Approval of Audited Financial Statements - The Financial Statements for the Year End 31 <sup>st</sup> March 2018 to be presented to the Board for approval.<br>The Financial Statements had been given clearance by the auditors, received at the office and circulated to Members.<br><i>It was agreed that the accounts be received and signed off. Proposed MF. Seconded, JQ. Resolved. The audited accounts were duly signed by ND and MR.</i>   |        |
| b)            | <b>Health and Safety</b> – <i>MR reported on two minor 'near misses' which had been reported by the maintenance staff. A scheduled meeting with the Commissioners' H&amp;S advisor had also taken place. Notes of this meeting had been placed on file.</i>  |        |
| c)            | <b>Works and Amenities</b> – <i>a report of weekly activities had been circulated previously.</i>  |        |
| <b>107/18</b> | <b>Staffing Matters –</b>  |        |
| a)            | ntr  |        |
| <b>108/18</b> | <b>Chairman's Report –</b>   |        |
| a)            | <i>ND advised that he had been interviewed by Manx Radio/Energy FM in regard to the Glen Road Facilities Survey.</i>   |        |
| <b>109/18</b> | <b>Any Other Business -</b>  |        |
| a)            | <b>Glen Road Leisure Facilities</b> - To discuss the planned survey of the public's views on enhancement of leisure/sports facilities at Glen Road, Laxey. Proposed Launch date: 18.10.18.<br><i>MR advised that the on-line questionnaire would be live on 19.10.18 &amp; that survey forms and collection boxes would be distributed to outlets in Garff on that day.</i>  |        |
| b)            | <b>Andreas Parish Commissioners</b> – Invitation to Civic Service. 11.15 am Andreas Parish Church, Sunday 28 <sup>th</sup> October.<br><i>This matter was noted.</i>   |        |
| c)            | <b>Ambulance Response Times</b> - Feedback from Martyn Perkins MHK following request from JP regarding ambulance response times in Garff.<br><i>Concerns about ambulance response times were raised. Martyn Perkins had agreed to raise these with DHA. JP to forward full details of a recent incident to the office.</i>   | JP     |

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| <b>d)</b>     | <b>Laxey FC</b> – request for assistance with installation of a defibrillator at the clubhouse.<br><i>MR reported that the football club had requested technical and financial assistance with the housing box for the defibrillator that had been donated to the football club by CHF. The clerks were instructed to initiate this provision. It was also agreed that the clerks should begin investigating the provision of a defibrillator on Laxey Promenade.</i> | Clerks |
| <b>e)</b>     | <b>Mines Road Street Lighting</b> - To discuss a request from Manx Utilities for an upfront payment prior to commencement of the Mines Road Streetlight upgrade scheme.<br><i>It was agreed that the monies could be paid upfront as long as Manx Utilities agreed to refund the monies in full if work had not commenced by 31<sup>st</sup> January 2019.</i>  |        |
| <b>f)</b>     | <b>Laxey WMI</b> – request for entertainers on the Rose Gardens on the days of the Christmas Fair (24 <sup>th</sup> & 25 <sup>th</sup> November).<br><i>There were no objections to this request.</i>   |        |
| <b>g)</b>     | <b>PK</b> asked if the issue of traffic speed and volume on Old Laxey Hill could be put on the next agenda. This was agreed.  | Clerks |
| <b>h)</b>     | <b>ND</b> requested that Members visit the former Brown's Café on Mines Road to view the toilets at the site which it is proposed could be utilised as Public Conveniences. This was noted  |        |
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|               | <b>Engagements/Diary Dates</b>  |        |
| <b>a)</b>     | <b>Laxey Sewerage Scheme Consultation:</b><br>Wednesday 24 <sup>th</sup> October, 11.00 am – 6.00 pm.<br>Thursday 25 <sup>th</sup> October, 1.00 pm – 8.00 pm<br>Laxey Sailing Club.  |        |
| <b>b)</b>     | <b>Laxey School, Service of Remembrance</b> , Friday 9 <sup>th</sup> November 10 am. All Welcome.   |        |
| <b>c)</b>     | <b>Political Surgery</b> – Glen Mona Hotel, Saturday November 3 <sup>rd</sup> , 10.30 – 12.00.<br><i>MF to attend on behalf of the Commissioners.</i>   |        |
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| <b>110/18</b> | <b>Private Session</b>  |        |
|               | <i>Correspondence was received and noted from SC regarding a personal matter.</i>   |        |
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|               | The meeting was closed at 10.20 pm.   |        |
|               | Date of next meeting: Wednesday 7 <sup>th</sup> November 2018   |        |