

GARFF PARISH DISTRICT COMMISSIONERS

Minutes of the Meeting

Wednesday 7th November 2018 7.00 pm

Present: Mr N. Dobson (Chairman), Mrs M. Fargher MF) (Vice Chairman), 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 P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Mrs J. Mattin (JM), Housing Manager.

Apologies: All Present.

Chairman's Actions	Act of Remembrance
a)	<i>The Chairman lead the observance of a minutes silence as an Act of Remembrance. This was observed by all Members of the Board and all Members of the Public attending the meeting.</i>
b)	ND requested 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 noted. Declarations of interest by individual Members are noted at the relevant items below.</i>
7.00 pm	Meeting with Lynn and Joe Owens who will brief the Commissioners on progress with the project to raise a statue to commemorate Sophia Goulden of Lonan. <i>ND welcomed Mr and Mrs Owens to the meeting. They updated the Commissioners on progress with the proposal to site a statue of Sophia Goulden in the Rose Gardens in Laxey. Members expressed keen interest in the proposed statue and reiterated the Boards support for the project. An illustration of the statue of Sophia and a young Emmeline Pankhurst was circulated. Mrs Owens advised that it was anticipated that a maquette would be produced in the new year. The sculptor, Sean Hedges-Quinn, had visited the Island and the Rose Gardens, which he had agreed was an excellent setting for the statue. It was agreed that a display board would be erected in the Rose Gardens with information outlining the project for the general public. Clerks to liaise with Mrs Owens as the project progresses. Further updates will be given to the Board in due course. ND thanked Mr and Mrs Owens for attending to brief the Commissioners. They left the meeting at 7.25 pm.</i>
7.20 pm	Meeting with Mr Neal Mellon for a briefing on the Manx Food Bank. <i>ND welcomed Mr Mellon to the meeting. Mr Mellon outlined the level of need for the service on the Island and explained how the foodbank sought to respond to this need through its operations. Mr Mellon advised that the organisation was distributing around 250 food parcels a month. He explained how the process was designed to meet the needs of those in crisis and then to assist them in restoring their independence using appropriate, sensitive education and guidance: in 90% of cases the length of contact with clients was less than six weeks. Mr Mellon stated all should be done by government to ensure that there was no requirement for a foodbank, but currently there was a need which was growing month by month. He explained that the organisation liaised closely with the range of government agencies and received assistance from the Islands major retailers. ND thanked Mr Mellon for briefing the Commissioners so effectively and offered the Board's assistance in any capacity it could provide. Mr Mellon advised that the Commissioners' Offices were already used as a 'drop-off' point ND closed the discussion by stating that the Food Bank was a wonderful, well-respected charity that was clearly helping those who found themselves in difficulty. He thanked Mr Mellon for attending to brief the Commissioners. Mr Mellon left the meeting at 7.55 pm.</i>
110/18	Planning Applications
a)	18/01064/B The Haven, Old Laxey Hill, Erection of a detached building providing garage and workshop with ancillary living accommodation above.

	<p>PB advised that he was the applicant and left the room for the duration of the discussion. It was noted that the site currently has permission for a single storey flat roof detached double garage and workshop (16/00085/B). MR advised that the current proposal will be higher than the structure previously approved. However, from the elevations where it is most easily viewed by the general public it would generally impact as a single storey structure; it was also felt that the cedar cladding should further soften the visual impact. The consensus was that the design of the proposed new building was more attractive than the design of the previous approval. MR advised that to date (07.11.18) there had been no comments submitted from the public. There were no objections to the proposals from Board members.</p>	
b)	<p>18/01098/B Rosebank, Baldrine Hill, Baldrine, Erection of a detached shed/store room. It was felt that this building should not present a significant visual intrusion. It was also felt that the reduction in parking area may be a matter for consideration by the Planning Officer to ensure that arrangements and provision is adequate for the size of property and for safe access on and off the highway. This aspect was noted as a concern to be considered by the Planning Officer and by Highways. There were no other concerns or objections.</p>	
c)	<p>18/01085/B Greenbank, formerly Garage Glen Road, Laxey Demolition of existing garage and erection of single storey, detached, timber clad building for the preparation of food (in assoc. with RB application 18/00958/CON). The scope and design of the building were noted. It was felt that the proposals would greatly improve the visual impact of the site. There were no objections to these proposals.</p>	
d)	<p>18/01087/B Sunny Bank, South Cape, Laxey, erection of a shed / workshop. PB declared an interest in this application due to the proximity of this property to his own property. He left the room for the duration of the discussion. The consensus was that the structures were screened by current walling/hedging and would cause minimal visual intrusion. There were no objections to the proposals.</p>	
e)	<p>18/01121/B Tower Farm, Mountain Road, Maughold, Refurbishment and rebuilding of redundant farmhouse and outbuildings including extension and relocation of vehicular access. Members noted that Housing Policy 13 is particularly relevant to this application. They considered this policy, but felt that, in general, the proposals did not contradict this policy particularly if a potable water supply can be accessed. It was felt that the proposals made appropriate use of the existing structures and their size and scope would not present an unacceptable impact on this remote and visually sensitive location. JQ referred to the proposals to provide a new exit/entrance onto the A18. He was concerned that any such change should be considered carefully to ensure there were no road safety implications. MF asked if the alterations to the entrance could be combined with alterations to the public right of way from the Ballure Reservoir car park across the A18 to the Albert Tower path; she felt that the current crossing point could be moved to a point that would be less dangerous for pedestrians. MR to contact Highways in this regard.</p>	clerks
f)	<p>18/01123/B The Bungalow, Baldrine, Installation of a flue. There were no objections to these proposals.</p>	
g)	<p>18/01126/B Sunny Bank, South Cape, Laxey The erection of 3 kennel structure within grounds of property. PB declared an interest in this application due to the proximity of this property to his own property. He left the room for the duration of the discussion. There were no objections to the size and scope of the proposed structures. It was noted that several residents had contacted the Commissioners expressing concern that there may be noise intrusion and vehicle movements at unsociable hours as a result of the Police dogs being kennelled in this location. Members noted that service dogs usually lived at the premises of their handlers when not engaged on duty. The concerns were noted and acknowledged by the Commissioners, but it was felt that the material relevance of these matters to the application should be an aspect for the Planning Officer and Planning Committee to determine.</p>	

	Planning Approvals	
f)	18/00835/B Harbour View, Back Shore Road, Laxey, Replacement of existing rear window with upvc unit – Approved 18.10.18. <i>Noted. No further instruction.</i>	
g)	18/00966/B 15 Reayrt ny Glionney Drive, Laxey, Widening of vehicular access and driveway – Approved 19.10.18. <i>Noted. No further instruction.</i>	
h)	18/00875/B Cliff View, Pinfold Hill, Laxey, Alterations to property including replacement windows, removal of pebble dash finish and replacement of flat roofs with pitched roofs to dormer window and sun lounge –Approved 24.10.18. <i>Noted. No further instruction.</i>	
i)	18/00837/C Apartment at former Pipe Factory, Laxey, Change of Use to office accommodation – Approved 30.10.18. <i>Noted. No further instruction.</i>	
j)	18/00951/B Canny Hill House, Main Road, Baldrine, Construction of first floor extension, alterations, conversion of a garage and removal of chimney – Approved 30.10.18. <i>Noted. No further instruction.</i>	
k)	18/01007/B Ballagilley Farm House, Gooseneck Road, Erection of two storey extension – Approved 30.10.18. <i>Noted. No further instruction.</i>	
l)	18/01026/B Orry's Cliff, Ballaragh Road, Extension and alterations to property. <i>Noted. No further instruction.</i>	
m)	18/01010/B Phoenix Bungalow, Slieau Lewaigue, Erection ao extension to rear – Approved 31.10.18 <i>Noted. No further instruction.</i>	
	Planning Refusals -	
n)	18/00850/A Fields 621477 & 621479 Adj. to Magher Drine, Ballajora, AiP for erection of a new dwelling with integral garaging, addressing means of access – Refused 19.10.18. <i>Noted. No further instruction.</i>	
o)	18/00531/B The Willows, Hibernia, Conversion of existing detached garage to provide ancillary living accommodation – Refused 23.10.18. <i>Noted. No further instruction.</i>	
p)	16/01070/B The Willows, Hibernia, Creation of a new agricultural shed – Refused 18.10.18. <i>Noted. See item 110/18.p below.</i>	
	Planning Appeals -	
q)	Appeal against refusal of PA 16/01070/B The Willows, Hibernia, Creation of a new agricultural shed. <i>The clerks were instructed to reiterate the comments made at the initial planning stage.</i>	Clerks
	Planning Matters	
r)	18/00957/B Greenbank, formerly Garage Glen Road, Demolition and site clearance – Application Withdrawn 22.10.18. <i>Noted. No further instruction.</i>	
111/18	Approval of Minutes	
a)	Approval of minutes of the meeting of the 17 th of October 2018. <i>These were agreed to be a correct record of the meeting. Proposed, MF. Seconded, JQ. Resolved.</i>	

112/18	Matters Arising & Other Business	
a)	<p>To discuss proposed electrical works in the Rose Gardens, Laxey (<i>project originated by Julie Pinson</i>).</p> <p><i>A quotation to provide a comprehensive electrical infrastructure in the Rose Gardens had been circulated and was discussed. Members were briefed by JP. PK stated that he was in favour of undertaking the works as it would permit the Rose Gardens to be used for other events and activities. The proposal to develop a learning resource centre in the Rose Garden shelter as part of the Laxey Mining Experience Project was also noted; this project could also involve electrical installations if it were to proceed. It was felt that if this project went ahead there may be electrical installations which could be combined with the proposals as outlined in the quotation. It was agreed to reserve further consideration of this matter until the Shelter project had been brought forward. The matter will be reconsidered on the Agenda of the meeting of February 6th 2019.</i></p>	
b)	<p><i>To discuss provision of public conveniences in the vicinity of the Laxey Valley Gardens/Mines Road Coach Parking Area.</i></p> <p><i>A discussion of a proposal to lease the toilets at the former Browns Café and operate them as public toilets was discussed. The proposal involved the Commissioners in refurbishing the toilets to an acceptable standard, providing appropriate external separate entry that would permit 24 hour access for the public, and a lease agreement that protected the investment made by the Commissioners in the facilities. The original proposal for a purpose built toilet facility in the Valley Gardens was also discussed. This proposal had been the intention of the Laxey Board for several years and had been adopted through the memorandum of understanding by the Garff Board. JP felt that the proposal to build toilets in the Valley Gardens be undertaken as per the agreement in the Garff Memorandum of Understanding made at the time of the amalgamation of the three former authorities. Several members stated support for the lease option as it would release a significant sum that could be used to initiate other projects. Some Members indicated that they felt there were potential difficulties with the operation of the lease agreement as proposed. JP felt that the lease option would provide improvements that would benefit the operation of the business in which the toilets were housed. Some Members felt that these matters could be balanced and resolved by the terms and conditions of the lease agreement. LM advised that access rights to the toilets would have to be established as some land was under the ownership of the MER/Government.</i></p> <p><i>ND proposed that an agreement be made with the owner of the former Browns Café to operate the toilets as public conveniences for a ten year period. Four Members voted in favour of this proposal. Four members voted against. ND advised that in these situations it was the convention for the Chair to use the casting vote to maintain the 'status quo', which in this case he deemed to be the long standing option for a purpose built facility. ND voted in a manner that followed this convention; therefore the proposal did not carry.</i></p> <p><i>The clerks were instructed to contact the architect to re-activate the preparations to provide facilities in the Valley Gardens.</i></p>	clerks
c)	<p><i>To discuss the proposals for a new sewerage works at the Cairns Site in Laxey following the recent presentations hosted by Manx Utilities.</i></p> <p><i>Members discussed the recent presentation. The general consensus was that the proposals had been presented effectively. The artists impressions had been useful in indicating how the structures would impact visually. Officers from Manx Utilities had advised that the response from Members of the public who had attended the presentation was largely favourable, however some residents had expressed concerns with the choice of site and the potential for the works to produce odours. It was noted that the engineers hosting the presentation had stated that the Laxey works would have full odour filtration installed from the beginning. JP was concerned about the frequency of vehicle movements and the impact on the surrounding highways. Manx Utilities had indicated that they anticipated three to four visits per week to the site by vehicles removing sludge from the works. MF asked if Manx Utilities would be managing the riverbank effectively. It was agreed to monitor this aspect as the works progressed. It was noted that one chalet would remain</i></p>	

	<i>in the short term; this would be used as a site office and store for the duration of the works. ND advised that its future use after this period could be a matter for negotiation with Manx Utilities. The general consensus was that a treatment facility was necessary, but further comment was reserved until a planning application had been submitted.</i>	
d)	<i>To discuss revised proposals for sea defences at Laxey promenade and Harbour issued on 30.10.18. JP declared an interest in this item due to the proximity of her business outlet. She asked if the Board should declare an interest as the Commissioners owned several properties on the seafront. ND stated that this would be irregular as the Commissioners were a Corporate Body not a private individual. PK declared that a family Member owned a property on the Promenade. ND considered this aspect and directed that PK could participate in the discussion as he deemed the level of interest would not affect his comments on the proposals. LM asked if the Department had assessed if a programme of beach management would be more effective; he felt that this may negate the need for a new wall or at least further improve the situation. It was agreed that this would be raised with the Department. There followed a debate of how stones disrupted energy. MF advised that she had visited the promenade earlier in the day and had noticed that the waves were overtopping far higher than 1.2 metres. JS stated that technology for dealing with sea level rises and wave overtopping was developing at a fast rate and suggested that there could be a more appropriate and effective solution to the problem in the near future; in this respect he felt that the proposals had come too early and should be reconsidered. LM added that some aspects of older technology such as groynes could also be utilised. MF suggested that the Commissioners might consider seeking their own advice from appropriately experienced engineers. ND requested that further discussion of the matter be reserved until the planning application had been submitted. The Commissioners would then consider the final plans in detail and take into account opinions expressed by the public before making a full submission to the Planning Authority.</i>	
e)	<i>Notification of resignation of Mr Stewart Clague and appointment of returning officer. ND stated his regret that Mr Clague had taken a decision to resign from the Board due to personal reasons. He added that Mr Clague had been a valued member of both the Lonan and Garff Boards and had served the community with a passion and enthusiasm that would be greatly missed. It was noted that a bye-election would be triggered once two residents of Lonan Ward had written to the Commissioners with a request that an election to fill the vacancy take place. It was anticipated that an election would take place in January 2019. ND to act as Returning Officer once an election process is initiated.</i>	
113/18	General correspondence	
a)	<i>Manx Utilities – Information regarding replacement of mercury lamp replacement in the Sheading. <i>This correspondence advised that Manx Utilities would be in contact in the New Year with proposals to upgrade the Sheading's older street lighting facilities. This was noted.</i></i>	
b)	<i>Durty Events – Information regarding the proposed Isle of Man Extreme Triathlon event scheduled for the 29th of September 2019 (correspondence and specific questions from the organiser circulated previously for consideration). <i>Members noted this forthcoming event with interest. The clerks were instructed to respond to requests for logistical information.</i></i>	
114/18	Committee Reports	
a)	<i>NNPT – Next meeting Tuesday 13th November, Ramsey Town Hall, 9.30 am. <i>This was noted. No further instruction.</i></i>	

	Municipal Association – TK advised that Dr Alex Allinson MHK, the Chairman of Manx Utilities, had been in attendance at the October meeting to brief local authorities	
	Laxey & Lonan Heritage Trust – ntr	
	Garff Regeneration Committee – ntr	
	Eastern Civic Amenity Site Joint Committee – ntr	
	Northern Civic Amenity Site – ntr	
	Northern Swimming Pool Board – ntr	
	Northern Area Housing steering group - ntr	
	Northern Sheltered Housing Committee - ntr	
	Eastern Area Housing steering group - ntr	
	Waste Management Steering/Working Groups - ntr	
115/18	Officers Reports	
a)	Health and Safety – A fire drill was being arranged at Cooil Roi. There were no incidents to report. H&S records available at the Commissioners’ Offices for inspection by Members.	
b)	Works and Amenities – a schedule of current and ongoing works had been circulated. This was noted.	
116/18	Staffing Matters – ntr	
117/18	Chairman’s Report	
a)	<i>ND advised that he would be attending the Remembrance services in Laxey Valley Gardens and at All Saints Church. JS & MF would be attending at Kirk Maughold. A new Remembrance bench had been installed in each of the three wards, and a new flagpole by the Laxey War Memorial in the Valley Gardens.</i>	
118/18	Any Other Business -	
a)	To discuss the issue of a natural gas extraction licence for areas of the Irish Sea to the east of Garff. <i>It was noted that the area of the Irish Sea that the licence had been issued for ran for the full length of the Garff coast. It came as close a 3 miles to Maughold Head and ran south beyond the south of the Sheading at Garwick and beyond off Douglas Bay. It was agreed that the Commissioners should write to government asking why the Commissioners had not been notified of the issue of this licence with a demand that the Board is kept informed of all developments in the future.</i>	
b)	Confirmation of the date of the visit of the Lieutenant Governor to Garff Sheading as the 5 th of April 2019. <i>This was noted. Clerks to liaise with Government House regarding an itinerary and associated arrangements.</i>	clerks
c)	To update on progress with installation of defibrillators at LFC and on the Promenade. <i>MR advised that arrangements were in place. The locations had been identified and the equipment and cabinets sourced. It was anticipated that the units would be installed during December 2018.</i>	clerks
d)	<i>MF asked if the Commissioners could ensure that the hedge which had been demolished in the Glen Mona Hotel Car Park be re-instated once the works on the MER line had been completed. Clerks to contact the contractor.</i>	clerks
e)	<i>JP asked for an update on the remaining ring-fenced funds to be circulated at the meeting on December 5th 2018. Clerks to submit report. JP also requested that budget setting be placed on the same agenda. The clerks advised that initial recommendations were being prepared. Ian Begley, the Commissioners contracted accountant had been consulted and provided advice. Recommendations on these matters would be reported at the meeting on December 5th 2018.</i>	Clerks clerks

f)	<i>TK advised that he had visited the re-opened Laxey Pavilion. He had been impressed with the café and other facilities and encouraged Members to visit.</i>	
g)	<i>PK asked what progress had been made with investigations into traffic movements on Minorca Hill and Old Laxey Hill. MR advised that there was no suitable pole to mount the speed Indication Signs which recorded speeds safely. Pole extensions were being sourced which might enable the deployment of the signs on Old Laxey Hill. A meeting had been arranged with a Senior Traffic Officer from Highways; this would take place on the morning of the 20th of November. Clerks to report back in due course.</i>	clerks
	Engagements/Diary Dates	
h)	Laxey School, Service of Remembrance, Friday 9 th November 10 am. All Welcome. <i>This event was noted. The Commissioners to be represented.</i>	
119/18	Private Session	
a)	Media Communications – Amendments to the Commissioners’ policy on communicating with the media were discussed. Clerks to report back with a redrafted policy in due course.	clerks
	Meeting Closed at 10.30pm	
	Date of next meeting: Wednesday 21 st of November 2018	