

# GARFF PARISH DISTRICT COMMISSIONERS

## Monthly Meeting

Wednesday 21<sup>st</sup> November 2018 7.00 pm

### Papers to Meeting

**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),  
Mr J. Smith (JS).  
Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Mrs J. Mattin (JM),  
Housing Manager.

**Apologies:** Mrs J. Pinson (JP),

<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 request was noted by Members.</i>
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<b>7.00 pm</b>	<i>The Chairman declared the meeting open at 7.01 am.</i>
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<b>120/18</b>	<b>Planning Applications</b>
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<b>a)</b>	18/01166/REM Fields 612728 & 612727, Baldrine Road, REM application for erection of a dwelling on plot one addressing siting, internal layout, design, means of access, external appearance and landscaping (in association with 16/01139/A). <i>The sensitive rural location was noted. It was also noted that this was an REM application to determine details of design for a dwelling that had been approved in principle. JQ stated that the dwelling was large, but felt that the plot allocated was generous. The style of the design was discussed. There were no objections to the proposals.</i>
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<b>b)</b>	18/01164/B Glen Side, Glen Road, Laxey, Replacement of existing pvc windows with new pvc units and replacement pvc front door. <i>PK noted that the proposed replacement door was not of the same configuration as the current door. Members felt that the proposed door was less traditional than the current door. It was agreed that this aspect be referred to the Conservation Officer.</i>
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<b>c)</b>	18/01150/B Ard Aalin, Pinfold Hill, Laxey, Alterations and erection of a first floor extension to dwelling. <i>There were no objections to these proposals.</i>
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<b>d)</b>	18/01160/B Laxey Promenade and Harbour, Construction of a reinforced concrete cantilever retaining wall of varying height to harbour and along the sea wall. It was noted that <b>PK</b> had declared an interest in this matter which the Chairman had deemed to be of a degree that would not significantly prejudice his judgement in discussion of the subject. Reference was made to the Public meeting called by the MHKs which had taken place on Monday the 19 <sup>th</sup> of November. The range of opinion expressed by the public at this meeting was noted and discussed. <i>JQ stated that an 'artist's impression' of the proposed sea wall would have been a useful tool for the public to interpret the drawings. Members agreed that this was disappointing that such a drawing had not been included in the planning application submission.</i> <i>There followed discussion of the three options put at the public meeting. These being that:</i> <ul style="list-style-type: none"><li>• both a new harbour and a new sea wall are installed</li><li>• Only the harbour wall is installed</li><li>• Only the sea wall is installed</li></ul> <i>Further discussion of the case put by the Department for the necessity of a sea wall followed. PK stated in his experience the frequency of serious 'over-topping' events had increased in the last twenty years. MF felt that the Commissioners should ensure that the Department had thoroughly investigated the efficacy of the proposed sea wall, and had also investigated other options and solutions; particularly those being forwarded by members of the public with engineering knowledge, and those with long term experience of the sea and tidal situation in</i>
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	<p>Laxey. <b>JQ</b> stated that new technology was being developed and introduced that might provide more effective solutions to the problems in future years.</p> <p>There followed discussion of other aspects such as the 'wave return' profile that was being proposed.</p> <p>Members noted that sea wall was the focus of the majority of discussion, whilst noting that some members of the public had expressed concern with the proposals for the harbour wall; these concerns included the height of the harbour wall in places, the resultant narrowing of Tent Road, and, the effect of the wall on the Cairns site. <b>JQ</b> requested that clarification of the latter aspect be obtained from Department.</p> <p><b>ND</b> proposed that further discussion of this matter be reserved until the public had had time to submit their views to the Commissioners. It was noted that comment to the Planning Authority should be submitted by December 7<sup>th</sup>. It was also stated that the Commissioners as a body would be commenting and submitting a view to the Planning Authority themselves, but would also communicate an analysis of the views of the public to the Department of Infrastructure.</p> <p>The Department have stated publically on several occasions that they will not proceed with the scheme if it does not have the support of the public; even if the Planning Committee approves the application. Further discussion will take place at the next meeting on the 5<sup>th</sup> of December.</p> <p>At the end of this discussion, <b>JQ</b> asked a question in regard to the proposed sewerage works in Laxey and the effect of the use of chemicals in the everyday operations of several lower Laxey businesses on the efficiency of the proposed plant. The clerks were instructed to refer to Manx Utilities for an answer in regard to this concern</p>	
e)	<p>Planning Application: 18/01188/B 17 Reayrt Ny Glionney Drive, Lonan, Widening of driveway.</p> <p><i>There were no objections to these proposals.</i></p>	
f)	<p>18/01168/B Holly Trees, Glen Mona Loop Road, Installation of flue from multi fuel fire on north-east elevation of property.</p> <p><i>There were no objections to these proposals.</i></p>	
	<b>Planning Approvals</b>	
g)	<p>Part of Field 624380, Jack's Lane, Port e Vullen – Approved 13.11.18.</p> <p><i>This matter was Noted.</i></p>	
h)	<p>18.01043/B Ballakeilla, 15 Ard Reayrt, Laxey, Installation of flue from multi fuel fire (retrospective) – Approved 20.11.18.</p> <p><i>This matter was Noted.</i></p>	
	<b>Planning Refusals - ntr</b>	
	<b>Planning Appeals -</b>	
i)	<p>Appeal against refusal of PA 18/00531/B The Willows, Hibernia, Conversion of existing detached garage to provide ancillary living accommodation. Hearing date TBA.</p> <p><i>This matter was Noted. No further instruction given.</i></p>	
j)	<p>Planning Appeal: 18/00705/B Ballamoar Farm, Ramsey Road, Laxey – Appeal against decision to permit erection of stables and creation of a manege.</p> <p><i>This matter was Noted. No further instruction given.</i></p>	
	<b>Other Planning Matters</b>	
k)	<p>18/01037/B Ballig Farm Glen Mona Loop Road, Extension and alteration to dwelling to provide additional living accommodation – Application Withdrawn.</p> <p><i>This matter was Noted. No further instruction given.</i></p>	
<b>121/18</b>	<b>Approval of Minutes</b>	
a)	<p>Approval of minutes of the meeting of the 7<sup>th</sup> of November 2018.</p> <p><i>These were agreed to be a correct record. Proposed, <b>TK</b>. Seconded, <b>MF</b>.</i></p>	
<b>122/18</b>	<b>Matters Arising &amp; Other Business</b>	

<b>a)</b>	To discuss the current levels of monies ring-fenced as part of the Garff Amalgamation Memorandum of Understanding (document circulated). <i>This document had been circulated and was noted.</i>	
<b>b)</b>	To discuss YE 2020 Budget estimates. <i>Members were briefed on forthcoming rises that would impact on the Commissioners budgets. These including:</i> <ul style="list-style-type: none"> <li>• 3.7% increase in NI contributions</li> <li>• 5.7% rise in Tipping Charges at the EFW plant.</li> <li>• Increases at the Northern &amp; Eastern CA sites estimated to be in the region of 10%</li> </ul> <i>It was noted that there had not been a rise in the overall Commissioners rate across the Sheading since the inception of the new Board. Members were advised that a rate rise was anticipated as a result of these externally imposed charges.</i> <i>The clerks advised that initial discussions with the contractors engaged by the Commissioners had taken place. These indicated that any rises would be minimal and would have little additional impact on budgeting. It was noted that one of the large grounds maintenance contracts would be out to tender shortly and it was anticipated that the terms of this agreement could be changed in a way which would result in reducing costs without reducing the level of service. The clerks were instructed continue preparing the estimates and report on progress at the meeting on 5<sup>th</sup> December.</i>	
<b>c)</b>	To discuss submission of a planning application for the erection of a new toilet block in Laxey Valley Gardens. <i>The plans for the toilet block in Laxey Valley Gardens were circulated. A discussion took place in regard to the options for the finish used on the upper storey: these being coloured rendering, stone, living vegetation, corten steel, etc. <b>MR</b> advised that a planning application could be submitted now to obtain permission for the building, with a decision on the finish reserved until all the options had been fully considered. This would provide more flexibility. <b>MR</b> was instructed to contact the Conservation Officer to obtain his views on the design and finish.</i>	MR
<b>123/18</b>	<b>General correspondence</b>	
<b>a)</b>	Laxey Harbour & Sea Wall Defences – Letters from Residents. Copies of a range of Correspondence to DoI previously circulated to Members for information. <i>This correspondence was noted at item 120.18.d.</i>	
<b>b)</b>	Graham Hooton, Branch Secretary, Laxey & Lonan Branch Royal British Legion – correspondence thanking the Commissioners for the provision of a flagpole and Remembrance bench at the Laxey War Memorial. <i>This was noted. The request to site the new Remembrance bench was noted and it was agreed unanimously that it should be permanently sited in this location.</i>	
<b>124/18</b>	<b>Committee Reports</b> - ntr	
<b>125/18</b>	<b>Officers Reports</b> - ntr	
<b>a)</b>	<b>Health and Safety</b> – <i>No issues or matters to report.</i>	
<b>b)</b>	<b>Works and Amenities</b> - ntr	
<b>126/18</b>	<b>Staffing Matters</b> – ntr	
<b>127/18</b>	<b>Chairman's Report</b> – <b>ND</b> advised that he had been in attendance at Remembrance Services in Laxey and in Lonan.	
<b>128/18</b>	<b>Any Other Business</b> -	
<b>a)</b>	Initial feedback on the Glen Road Leisure Facilities Survey. <b>MR</b> gave a report to the Board.	
<b>b)</b>	Structural Survey, 35 New Road. <b>MR</b> reported that responses had been received from 2 companies who had been approached to provide a structural survey report on the Commissioners' Office building on New Road. One of	

	<i>these had declined to tender a cost. A quotation from BB Consulting Engineers was examined. It was agreed that this tender should be accepted.</i>	
<b>c)</b>	<i><b>TK</b> advised Members that much progress was being made with the proposed Laxey Mining Trail. Agreement had been secured with Bus Vannin to trial a mini-bus service that would circulate around the various venues. A meeting organised by Dr. Hubbard and Mrs Kinrade for local stakeholders had been arranged for Thursday 22<sup>nd</sup> November. Several representatives of the Commissioners would be in attendance.</i>	
<b>d)</b>	<b>JQ</b> asked what would be done with the chalets at the Cairns site once construction of the sewerage treatment works began. <b>ND</b> advised that only one of the chalets ('The Cairns') would remain during and after construction. This would be used as an office/depot for the works during the construction phase. As a principle, the Commissioners agreed to consider having this building transferred to their ownership once the works had been completed to be used for the benefit of the community. <b>JQ</b> asked if the Commissioners could consider procuring the other chalets that were being disassembled with a view to siting them for community use elsewhere in the Sheading. It was agreed that the viability and feasibility of such an option be investigated with Manx Utilities.	
<b>e)</b>	<i><b>PK</b> asked about maintenance of the BMX track <b>MR</b> advised that it was checked every week and that two fallen trees had had to be removed by a contractor earlier in the month. <b>PK</b> asked about the future of the beach huts. The clerks advised that the Board needed to make a decision on whether to refurbish the building and hire the rooms directly, or to advertise the building for lease. The matter would be placed on the agenda of the first January meeting in 2019.</i>	
<b>f)</b>	<i><b>JS</b> asked if the Commissioners had ever considered having Laxey twinned with mining towns elsewhere in perhaps Cornwall or South Africa. <b>PB</b> reported that there had been an association with the town of Bagilt in North Wales where the Lady Evelyn Wheel had been built. Further consideration to this aspect would be given as the Laxey Mining Trail Project was developed.</i>	
	<b>Engagements/Diary Dates – ntr.</b>	
<b>129/18</b>	<b>Private Session</b>	
<b>a)</b>	<i><b>JM</b> reported on arrangements for a H&amp;S assessment at the Cool Roi complex.</i>	
	<i>The meeting closed at 9.01 pm.</i>	
	Date of next meeting: Wednesday 6 <sup>th</sup> of December 2018	