

**GARFF PARISH DISTRICT COMMISSIONERS**

**Minutes of the Monthly Meeting**

Wednesday 3<sup>rd</sup> April 2019 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 A. Moore (AM), Mr. J. Quayle (JQ), Mr J. Smith (JS), Mrs J. Pinson (JP).  
Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Mrs J. Mattin (JM), Housing Manager.

**Apologies:** All Present.

*Meeting opened 7.01 pm.*

<b>Chairman</b>	<p>1. Request from the Chair in reference to observance of Standing Orders.</p> <p>2. Request from the Chair that Members consider this agenda and declare any interest that they may, or may be perceived to have, in its business.</p> <p><i>These matters were noted by Members &amp; Officers.</i></p>
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**61/19 Planning Applications – Officer’s Report Circulated (29.03.19.19)**

<b>a)</b>	<p>19/00243/B Demolition of existing dwelling and erection of three dwellings with associated works and access (in association with 19/00244/CON) Cranleigh Ville, Glen Road, Laxey.</p> <p><i>Members expressed concerns with arrangements for on-site parking and it was noted that the openings on to the property would necessitate a reduction in public parking in the vicinity. <b>PK</b> was advised by <b>PB</b> that the proposals included two on-site parking spaces per property. The adequacy of ‘visibility splays’ was debated, with particular regard to the presence of parked vehicles along this whole section of Glen Road. <b>MF</b> expressed concerns in regard to ‘over-intensive’ use of the site. The clerks were instructed to include these comments in the submission to the Planning Authority.</i></p>	
<b>b)</b>	<p>19/00244/CON RBC for the demolition elements relating to 19/00243/B Cranleigh Ville, Glen Road, Laxey.</p> <p><i>It was noted that this application was linked to the application at item 61/19.a. Please refer to discussion at that item.</i></p>	
<b>c)</b>	<p>19/00249/B Erection of a replacement storage building, Quiet Hills, Jack’s Lane, Maughold.</p> <p><i><b>JQ</b> advised on the specific circumstances of this application. No objections Raised.</i></p>	
<b>d)</b>	<p>19/00281/C Additional use of agricultural building as agricultural supplies merchant (retrospective). Ballacoar Farm, Ballagawne Road, Baldrine.</p> <p><i>Members were advised that the Office had received no complaints in regard to the operation of this retail outlet in the six months of its operation. The retrospective nature of this application was noted. Notwithstanding this aspect, there were no objections from Members.</i></p>	
<b>e)</b>	<p>19/00296/B Alterations, erection of extensions and replacement of existing glazed conservatory roof with tile Ballacowle Agneash</p> <p><i>There were no objections to these proposals.</i></p>	
<b>f)</b>	<p>18/01121/B (Amended Plans) Refurbishment &amp; rebuilding of redundant farmhouse and outbuildings including extension and relocation of vehicular access, Tower Farm, Mountain Road, Maughold.</p> <p><i>MR advised that these amendments were in relation to the vehicular entrance to the property. MR also advised that comments made by <b>MF</b> when a submission was made to the original application had been over-looked. These comments concerned a request that, as changes to vehicular access were being considered, it would be opportune to consider measures for the safety of pedestrian access across the A18 Highway between Ballure Reservoir Car Park and the Albert Tower path to be improved. MR was instructed to forward this request in the submission made to planning.</i></p>	MR
<b>g)</b>	<p>19/00297/B Alterations and erection of a first-floor extension to dwelling, Ard Aalin, Pinfold Hill, Laxey.</p>	

	<i>The recently refused application at this site was noted, as were the reasons for this refusal. There were no objections to the current proposals.</i>	
<b>h)</b>	19/00300/B Erection of a replacement tree mast, Sure Mobile Site, Tower Farm, Mountain Road, Maughold. <i>JQ advised that the previous 'tree' had shed its leaves across the adjoining agricultural fields. It was agreed that a request should be included in the submission that an assurance be given to the Planning Authority that the proposed mast would not 'shed matter' over the fields in the adjoining landscape.</i>	
<b>i)</b>	PA 19/00310/B Alterations, erection of two storey extension and creation of a first floor, Niaara, Ballamenagh Road, Baldrine. <i>Various aspects of Housing Policy were discussed, particularly HP 15 from the IOM Strategic Plan which outlined limits on extensions to floor space in rural areas. It was noted that, although this could be easily interpreted as a rural location, the application site was within a cluster of farm buildings that was also close to an area of residential development; as such, in this location, the proposed extensions may therefore have a limited visual impact. In these circumstances, it was agreed that the Commissioners should make reference to HP 15 in their submission, but would indicate that they were deferring to the expertise of the Planning officer and Planning Committee in regard to this application.</i>	
	<b>Planning Approvals -</b>	
<b>j)</b>	19/00077/C Temporary campsite during TT & MGP 2019, Glen Mona Hotel. <i>This was noted.</i>	
	<b>Planning Refusals</b>	
<b>k)</b>	19/00121/LAW Certificate of Lawful Use for the use of as a residential dwelling, Windmill Bungalow Skinscoe Farm Ramsey Road Laxey – Refused 23.03.19. <i>This was noted.</i>	
	<b>Other Planning Matters -</b>	
<b>l)</b>	18/00531/B The Willow, Hibernia, Maughold, Conversion of existing garage to provide ancillary living accommodation – original Refusal decision Reversed. Application Approved. <i>This decision was noted.</i>	
<b>m)</b>	18/00802/B Field 622432, Adjacent to Dhoon Loop Road, Erection of an agricultural building – pending. <i>This decision was noted.</i>	
<b>n)</b>	18/01150/B Ard Aalin, Pinfold Hill, Lonan, Alterations and erection of a first-floor extension to dwelling – appeal dismissed. Application Refused. <i>This decision was noted.</i>	
<b>62/19</b>	<b>Approval of Minutes</b>	
<b>a)</b>	Approval of the minutes of the meeting of the 20 <sup>th</sup> of March 2019. <i>JM advised that there was an inaccurate reference to the historic arrangements for warden cover at Cooil Roi at Item 54.19.a. An amendment was agreed verbally. MR to amend as directed. The Minutes to be circulated and re-presented to the Board at the meeting on 17<sup>th</sup> of April 2019.</i>	
<b>63/19</b>	<b>Matters Arising &amp; Other Business</b>	
<b>a)</b>	Submission of nominations for Chair of the Board prior to the meeting on the 3 <sup>rd</sup> of April 2019. <i>Two Nominations were received:</i> <ol style="list-style-type: none"> <li>1. Mrs Marinda Fargher (Proposed <b>JQ</b>, Seconded, <b>TK</b>);</li> <li>2. Mr Andrew Moore (Proposed <b>PK</b>, Seconded <b>LM</b>).</li> </ol> <i>A further nomination was made for the office of vice-chair:</i> <ol style="list-style-type: none"> <li>3. Mr Jamie Smith (Proposed <b>TK</b>, Seconded, <b>JQ</b>)</li> </ol>	

	<i>These nominations were noted and accepted with no objections. ND advised that the period for nominations for Chair and Vice-Chair was now closed.</i>	
<b>64/19</b>	<b>General correspondence</b>	
<b>a)</b>	Planning & Building Control Directorate – Advising of newly published design guidance relating to residential developments ( <i>document circulated 28.03.19</i> ). <i>This document was noted.</i>	
<b>b)</b>	Douglas Corporation – Proposal to site a recycling bring bank for new 'plant-based' milk cartons as used by IOM Creameries ( <i>document circulated 28.03.19</i> ). <i>This was noted. No objections or further instructions.</i> <i>There followed discussion of the closure of the recycling Bring Bank at the Liverpool Arms Site in Lonan (the only 'Bring Bank' recycling site in Lonan). MR reported that the site owner, Heron &amp; Brearley, had contacted the Commissioners requesting that the facility be closed due to 'fly-tipping'. The company had been advised that Bring Bank Recycling was undertaken by DoI. Subsequently, the Commissioners had been advised by DoI that recycling facilities were being withdrawn at the request of the site owner. It was noted that the planning appeal hearing on the refusal of the change of use to residential of the building/site was being held on the 20<sup>th</sup> of April 2019.</i> <i>ND requested that Members bring forward suggestions at the next meeting for an alternative site in Lonan at which 'Bring Bank' facilities could be sited.</i>	
<b>65/19</b>	<b>Committee Reports</b>	
<b>a)</b>	NNPT – Next meeting Tuesday 13 <sup>th</sup> November, Ramsey Town Hall, 9.30 am.	
<b>b)</b>	Municipal Association – <i>TK had circulated a report to Members. This was noted. There followed discussion of the investigations into alternative sites for sewerage treatment works in Laxey, and discussion of the perceived lack of progress with the adoption of renewable energy. No further instruction given.</i>	
<b>c)</b>	Laxey & Lonan Heritage Trust – <i>TK had circulated a report. The matters included were noted. Members agreed that the Trust could pursue a planning application for the siting of a flag-pole outside the current heritage shop. It was noted that the permission of the landowner, etc would be advisable prior to submission of an application. Members had no objection to this proposal. PB to visit the site and assess ownership of hedges that the Trust would like cut back.</i>	<b>PB</b>
<b>d)</b>	Garff Regeneration Committee – ntr	
<b>e)</b>	Eastern Civic Amenity Site Joint Committee - ntr	
<b>f)</b>	Northern Civic Amenity Site – ntr	
<b>g)</b>	Northern Swimming Pool Board - ntr	
<b>h)</b>	Northern Area Housing steering group - ntr	
<b>i)</b>	Northern Sheltered Housing Committee - ntr	
<b>j)</b>	Cooil Roi Sub-Committee – <i>JM advised that two offers for vacant flats had been made. These had been accepted. JM also advised that the annual rent &amp; heating increases had now been implemented.</i>	
<b>k)</b>	Employment Sub-Committee – ND requested that a meeting of the Committee take place as soon as possible to discuss urgent staffing contractual matters at Cooil Roi.	
<b>l)</b>	Glen Road Sub-Committee – <i>JP requested that Highways be contacted with a view to obtaining advice on provision of additional parking at the site. ND suggested that it would be more appropriate to involve Highways once a firmer proposal for development of the area had emerged. MR advised that investigations into future use of the site was on-going. Samples of 'all-weather' surfaces had been received and meetings with skatepark installers were being arranged in the coming weeks.</i>	

<b>66/19</b>	<b>Officer Reports</b>	
a)	<b>Officers' Report (New Road Matters) - ntr</b>	
b)	<b>Officer's Report (Cooli Roi Matters) – nothing further to report.</b>	
c)	<b>Health and Safety Report Circulated (28.03.19)</b> This was noted. <i>PK referred to speed of vehicles passing 35 New Road. <b>ND</b> advised that this was a policing matter and needed to be reported. MR advised that one of the Commissioners speed signs had been deployed and recorded that average speeds were under 20 mph on this section. The data showed that a percentage of vehicles were passing through above the limit. The figures were available for viewing in the office. There followed discussion of the postponement of the NTMLG Committee. The clerks were instructed to request that the meetings be re-established.</i>	clerks
d)	<b>Works and Amenities Report Circulated (28.03.19)</b>	
e)	<b>Financial Matters – ntr</b>	
<b>67/19</b>	<b>Staffing Matters – ntr</b>	
<b>68/19</b>	<b>Chairman's Report –</b> <i><b>ND</b> advised that along with MR he had attended the Planning Committee meeting on the 1<sup>st</sup> of April to speak on two applications being considered. <b>ND</b> referred Members to the actions being undertaken to ensure that the contractor finished the play area at Church Close as soon as possible. Additional security fencing had been installed, tarmacking of the footpaths had taken place and top-soil delivered. Assurances had been given by the contractor that the turfing and 'wet-pour' be installed as soon as possible. <b>ND</b> proposed that if the works had not been carried out by the 15<sup>th</sup> of April then the contract be terminated. This was seconded by <b>AM</b> and Resolved. Discussions had already taken place with a second contractor who had advised that they would undertake the work in these circumstances.</i>	
<b>69/19</b>	<b>Any Other Business -</b>	
a)	Invitation for the Commissioners to become a 'Bio-sphere Partner' (Generated by MF 28.03.19). <i><b>MF</b> circulated information on this matter to Members. It was agreed that the Commissioners should sign up to become a partner. Proposed <b>MF</b>, Seconded <b>TK</b>. <b>Resolved</b>.</i>	clerks
b)	To discuss use of the Parish Field in Maughold by dog walkers (Generated by MF 28.03.19). <i>It was noted that there had been no previous complaints about dog walking/fouling on the field. It was agreed to monitor the situation.</i>	
c)	To discuss the future of the 35 New Road offices with a view to engaging a consultant to investigate options for the future use of the building & site (Generated by MF 28.03.19).	
d)	<i>To discuss project to install 'fairy house' trail in Laxey. <b>JM</b> to outline how the project will be implemented. <b>ND</b> had previously authorised <b>JM</b> to purchase the houses. <b>JM</b> advised that initially four houses would be purchased and installed in locations between the Promenade and the Valley Gardens. <b>JM</b> circulated a poster outlining how the trail would be organised. It was agreed that <b>JM</b> should install the houses as soon as possible.</i>	JM
e)	To discuss the current consultation on 'Rates Modernisation' (response by 21 <sup>st</sup> of April). <i>It was noted that <b>JS</b> &amp; <b>PK</b> had attended the recent workshops on this matter. There followed a brief discussion of options being forwarded in the consultation document. It was agreed that further discussion be reserved until the meeting on the 17<sup>th</sup> of April 2019.</i>	
f)	To discuss request from the 'Visit Laxey Project' for financial assistance with display cases to provide tourist information (email circulated 03.04.19). <i>MR advised that these display cases would cost in the region of £530.00. <b>ND</b> proposed that these units be purchased. This was seconded by <b>TK</b> and Resolved. The purchase would be pending written permission being granted by the DoI for the installation as the Roase Garden Shelter was under their ownership. It was noted that the Department had been contacted previously in regard to modifications to the building on behalf of 'Visit Laxey Valley, and that they had indicated approval in principle. MR advised that the Planning Authority would also have to be consulted prior to purchase/installation.</i>	MR

<b>g)</b>	<p>Feedback from meeting with Mary Palmer from Laxey Post Office regarding future of postal services.</p> <p><b>ND</b> advised members who had not been present of the discussion that had taken place at the meeting. This had covered the withdrawal by Santander of banking facilities from Post Office Counters and the potential loss of income from vehicle licensing. Mrs Palmer had outlined how the Government's 'digitalisation' strategy was likely to cause a further significant reduction in the turnover of Sub-Post Offices. MR advised that the Commissioners had submitted comment to the Tynwald Select Committee that had been charged with investigating the wider effects of 'digitalisation'; this submission had stressed the social value of post office services. <b>AM</b> noted the importance of a post office to the sense of community in the village. <b>MF</b> expressed concern that the movement towards a 'cashless society' would act to exclude those who relied on cash transactions. The meeting was told that Mrs Palmer had also presented a range of possible new services which could be introduced in Laxey to increase the viability of the service. It was agreed that, in the interests of the community, the Commissioners would provide any support that was appropriate to assist in ensuring the sustainability of the Laxey Post Office.</p>	
<b>h)</b>	<p>Final Preparations for the visit of His Excellency, the Lieutenant Governor and Lady Gozney to Garff Sheading, 05.04.19.</p> <p>MR ran through final preparations for the visit. These were noted.</p>	
<b>i)</b>	<p>Update on preparations for 'Prash Laxaa' 2019, The Great Laxey Brass Band Festival.</p> <p>MR advised Members that five bands would be in attendance and an additional venue (the Glen Gardens Pavilion) had been added. Further updates would be issued in due course.</p>	
<b>j)</b>	<p>Invitation to Tynwald Garden Party, Sunday 7<sup>th</sup> July 2019, Government House.</p> <p>It was agreed that a decision on attendance would be made following the AGM in May.</p>	
<b>k)</b>	<p><b>TK</b> advised Members that there had been a feature on the closure of the Laxey Black Smith which had appeared on North West Tonight on Monday 1<sup>st</sup> of April. This was noted.</p>	
<b>l)</b>	<p><b>LM</b> asked if any progress had been made with investigations into the 'River beach' area. <b>JQ</b> referred to his plan for landscaping the area, he added, however, that he now felt that the proposal that the site be used for parking would be a more practical solution. It was agreed that Highways should be consulted in this matter. Clerks to arrange.</p>	clerks
<b>m)</b>	<p><b>PK</b> referred to the letter that had been forwarded to planning objecting to the Commissioners application to construct toilet facilities for visitors in the Laxey Valley Gardens. MR was asked to consult the architect in respect to this matter.</p>	MR
<b>n)</b>	<p><b>JS</b> advised that the IOM Transport connect villages was being expanded throughout Maughold from 9.00 am to 7.00 pm.</p>	
<b>o)</b>	<p>Flower Festival - It was confirmed that a budget of £100.00 per display would be provided for the two flower displays being arranged by <b>JM</b>, and a further £100.00 towards the flower display at Agneash Methodist Chapel.</p>	
	<b>Engagements/Diary Dates</b>	
<b>a)</b>	<p>Visit of the Lieutenant Governor to Garff Sheading, Friday 5<sup>th</sup> April 2019 – noted above.</p>	
<b>b)</b>	<p>The Great Laxey Brass Band Festival 'Prash Laxaa', Sunday 5<sup>th</sup> May 2019, from 1.30 pm. – noted above.</p>	
<b>c)</b>	<p>DoI – Demonstration 'mock-up' of the proposed Laxey Sea Wall to take place on the Promenade on the 24<sup>th</sup> of April 2019, at 7.00 pm.</p>	
<b>70/19</b>	<b>Private Session</b>	
<b>a)</b>	<p><i>Cooil Roi Staffing Matters</i></p> <p>Contractual matters were discussed.</p>	
<b>b)</b>	<p>To consider quotation for electrical inspection remedial works on 35 New Road building.</p> <p>Essential electrical works on 35 New Road were approved.</p>	
<b>c)</b>	<p>A further quotation for refurbishment of the 'Beach Huts' on Laxey Promenade was noted.</p>	
	<p>Date of next meeting: Wednesday 17<sup>th</sup> April 2019</p>	

