

GARFF PARISH DISTRICT COMMISSIONERS

Monthly Meeting

Minutes

Wednesday 3rd July 2019 7.00 pm

Present: Mr J. Smith (JS) (Vice-Chair), Mr N. Dobson (ND), Mr. T Kenyon (TK), Mr P. Kinnish (PK), Mrs J. Pinson (JP), Mr. J. Quayle, Mr L. Miller (LM).

In Attendance: Mr P. Burgess, Clerk, Mrs J. Mattin, Housing Manager

Apologies: Mrs M. Fargher (Chair), Mr M. Royle, Deputy Clerk/RFO, Mr A. Moore (AM).

JS opened the meeting announcing the sadly Jack Faragher CP, had passed away on Tuesday. Jack Faragher had been a long serving Lonan Commissioners as well as serving as being Captain of the Parish of Lonan. Condolences to be passed to Anne Faragher and family.

7.00 pm Meeting with Mr Stewart Clague (**SC**) and Mr Alan Clague (**AC**) in regard to an alternative proposal for sewage treatment to replace current outfalls into Laxey Bay. **JS** welcomed **SC** and **AC** to the meeting. **SC** opened giving an update on discussions himself and other residents have had with Manx Utilities Authority (MUA) regarding the proposed Sewerage Treatment scheme for the Laxey outfall. **SC** stated that the original scheme which was presented to the public at Laxey sailing club last year had been subject to review and following assessment of capacity the MUA were now proposing three Rotating Biological Contactor (RBC) instead of two. This will have an impact on the layout on the proposed site. **SC** also advised that the MUA had investigated siting the plant on land at Skinscoe on Ramsey Road, however this had been dismissed due to infrastructure costs. **AC** advised that locating treatment plant at the Harbour or Skinscoe would require discharge of treated effluent into Laxey Bay, further more the RBC's are not sufficient for the job intended, in the event of heavy rainfall they may not be able to cope with the increased volumes, with the possibility of untreated sewage being discharged into Laxey bay. There were concerns that Laxey Beach may not be able to achieve the 2006 EU Bathing Water standards. With this in mind **SC** advised the MUA were now investigating the feasibility of pumping sewerage to Douglas where it would go into the IRIS system. One advantage of this is it would be able to pick up the Garwick outfall, also this would mitigate the need for tankers serving the harbour site and associated increase in vehicle movements. **AC** advised the maximum life of an RBC was 25 years, compared to the life of a pipeline which would be 80 years, therefore while the capital cost of a pumped system more that the RBC's the life cycle costs were likely to be less. Other advantages of a pumped system are less visual impact on the Harbour site with the majority of plant underground. A pumped system could be designed to allow for future expansion in population of the Laxey and Lonan, whereas the Harbour site was restricted, A pumped system was more aligned to the Island Unesco Biosphere status due to the superior treatment facilities at Meary Veg. Summing up **SC** and **AC** stated they wanted the best possible solution for the Laxey and Baldrine outfalls and that we all need to work together and support Dr Allinson (MUA Chairman), Tim Crookall (MUA Vice Chairman) and the Garff MHK's Daphne Caine and Martyn Perkins. **JS** thanked **SC** and **AC** for their presentation and asked the Commissioners if they had any questions. **SC** referred to the Baldrine/Garwick outfall **ND** stated he believed that no firm proposals had been put forward by the MUA for the Baldrine/Garwick outfall. The discussion moved to the water quality of the discharge from RBC treatment plants, **AC** stated that while the majority of material was removed by the process even with the final Ultra Violet light treatment process, the outfall still contained bacteria and e coli. **JP** asked what were the logistics of pumping, i.e. where pumps would be located and what size would they be. **SC** advised nothing had been firmed up yet but the likelihood was the sewerage would be pumped up the main road to Ballacannell from there gravity would take it he Baldrine where it would pick up the Garwick outfall, from there it would pumped towards

	King Edward Road then by gravity to Groundle, then pumped up again past Howstrake and then by Gravity to Douglas Promenade where it would pick up the IRIS system. JS sort clarification from AC and SC regarding their personnel interest in the scheme. AC advised that he owned a property nearby but would not have interest party status, however SC owned land adjoining the site.	
7.40 pm	Public Session	
119/19	Planning Matters	
a)	19/00644/B The Anchorage Port E Vullen, Alterations, erection of extension to replace conservatory and creation of raised patio and decking areas to rear elevation. <i>There were no objections to these proposals.</i>	
b)	19/00553/B Upper Rhenab, Cornaa, erection of a replacement dwelling (amended plans). <i>There were no objections to these proposals.</i>	
c)	19/00670/B Sunnyhill, Croit e Quill Road, Installation of French doors and balcony to front dormer, replacement roof tiles, and removal of chimney stacks. <i>There were no objections to these proposals.</i>	
d)	19/00674/B Hawthorn Cottage, Maughold, Erection of a replacement summerhouse. <i>There were no objections to these proposals.</i>	
e)	19/00686/A Land Adjacent To Laurieston House, Booilushag, Ballajora, Maughold, Approval in principle for erection of a dwelling. <i>There were no objections to these proposals.</i>	
f)	19/00685/B Seafield, Laxey Road, Baldrine, erection of extension and creation of tiered landscaping, raised decking and patio area below. <i>There were no objections to these proposals.</i>	
g)	19/00187/B Thallo Queen Cottage, Glen Mona Loop Road, Glen Mona, Alterations and erection of rear extension (amended plans). <i>There were no objections to these proposals.</i>	
	Planning Applications	
	Approval Notices (DEFA Planning Committee)	
h)	19/00074/B Cornaa House, Ballaglass Glen Road, Cornaa, Erection of a detached garden store – Approved 25.06.19. <i>This approval was noted. No further instruction.</i>	
i)	19/00310/B Niaara, Ballamenagh Road, Baldrine, Alterations, erection of 2 storey extension and creation of a first floor – Approved 14.06.19. <i>This approval was noted. No further instruction.</i>	
j)	19/00530/D Christ Church Laxey, Installation of non-illuminated signage – Approved 21.06.19. <i>This approval was noted. No further instruction.</i>	
k)	19/00531/CON Christ Church Laxey, RBC for the installation of non-illuminated signage – Approved 21.06.19 – Approved 21.06.19. <i>This approval was noted. No further instruction.</i>	
l)	19/00523/B Vardale, Croit E Quill Road, Laxey, Erection of a front porch extension –Approved 27.06.19. <i>This approval was noted. No further instruction.</i>	
m)	Refusal Notices (DEFA Planning Committee) - ntr	
n)	Appeal Notices (DEFA Planning Committee) - ntr	
	Other Planning Matters	
o)	Planning Enforcement: Seascope, Pinfold Hill, Laxey, Regarding Change of Use of residential property to recreational spa and events venue. <i>This correspondence was noted. No further instruction.</i>	
p)	Notice of Intention to Demolish: Thornfield Lodge, Clay Head Road, Baldrine IM4 6DL. <i>This correspondence was noted. No further instruction.</i>	

120/19	Approval of Minutes	
a)	Approval of minutes of meeting 12 th of June 2019. <i>These were agreed to be a correct record. Proposed ND Seconded, JP. Resolved.</i>	
121/19	Matters Arising & Other Business	
a)	To discuss the 'Area Plan for the North and West – Call for Sites'. A discussion took place with regard to the extent of the Ramsey settlement area and where the Maughold boundary was. JQ advised that the majority of the land in Maughold adjoining Ramsey was designated as high landscape value and therefore unsuitable for development. JP advised that Glen Mona shown as a settlement area but the Corran was not, the Glen Mona pub fell into the settlement area however the houses behind did not, and that the plan would need some updating. It was noted that the Dhoon school fell outside the settlement areas. JQ that the new sewerage plant serving Glen Mona was did not have any spare capacity therefore would likely to be a limiting factor. The Clerks were instructed to make a submission requesting the Dhoon Church field was zoned for Recreation. It was agreed to revisit this item over the coming months.	
b)	To discuss the future of the Beach/Changing Huts on Laxey Promenade (<i>Report circulated 01.05.19</i>). JS stated that he understood that JP did not agree she had either a direct or indirect interest in the Beach Huts, however MF had asked JS that he requests JP leave the meeting during discussions and that the matter of interests would be discussed again with MF and the Officers outside of this meeting. JP leave the room. The Clerk advised that the report had been recirculated to members and paper copies were to hand. The report included costs from three contractors to carry out refurbishment works and that the option to carry out works in-house had been dismissed. The options outlined in the report were as follows: <ol style="list-style-type: none"> 1. Could be characterised as being focussed on 'cosmetic' renovation and does not for underlying structural problems of the building. It is likely that such a refurbishment would be a temporary fix for two to three years. Cost approx. £20k to £24k. 2. Addresses the cosmetics and much of the underlying structural defects. It is possible that further structural problems will be revealed during the course of the works that could add to cost. Cost approx. £30k-£35k. 3. Addresses all underlying structural defects apart from the need to replace a short lintel which the structural engineer identified as an issue in March of this year. This will be an additional cost to add to the estimate provided. 4. Demolish and rebuild – Price to be obtained. 5. Demolish and return to natural state – price to be obtained. 6. Demolish upper part of the structure and create and public open seating area. Seal the concrete pad and refurbish the lower three changing cubicles. The Clerk advised the last option maybe impractical due to the topography of the ground behind the building and difficulties with creating safe public access for people with limited mobility. ND enquired if we had any expression of interest from individuals to purchase the building, it was noted that the Board had previously resolved the building would remain under the ownership of the Board. PK stated that an interest had been expressed by a business that would possible use the building for commercial purposes. ND stated that an investment of £25 to £30k would only serve to benefit a small number of people with only 6 beach huts to let out and was perhaps not the best way to serve the community. JQ asked would it not be better to demolish the building and create something new which could be of greater use. ND said that now we have the costs would it not be worth going back to the individuals that had expressed a commercial interest and ask for details of their proposals. The Clerk advised that the Building was on Henry Bloom Noble land with lay in Trust with the Commissioners however there was no covenant on the building. The Clerk advised that if the building were to go to a commercial organisation the terms of any lease would have to quite strict on what it could be used for and require that public	

	access would be maintained. JM advised that a local group had offered to take the building over, however it was noted the Commission would still be responsible for the maintenance of the building. PK proposed inviting the commercial organisation to address the Commission with their proposals. Seconded by ND . JP was invited to return.	
c)	To discuss proposals from the Glen Road Sub-Committee for refurbishment/development of the Glen Road Recreation Area. JS asked PK if he accepted that through his Football Club interests he asked that he had an interest in the Glen Road scheme and would he leave the room. PK stated he felt it was two separate issues and was not representing the Football Club. JS stated that there was a perception if the outcome of the decision was in the interests of the Football Club there could be a perception of interest. PK referred to a proposal he had handed to members at the last meeting. JP expressed concerns that PK had an interest and that both interest issues were equal. ND pointed out that LM and TK were also directors of the L&LS&CF Ltd charity and if they were to declare an interest with PK the meeting would not be quorate. A general discussion took place with regard to members interests. The Clerk reminded members that the Commission had sort legal advice in the past on a members interests and the advice was clear, if there was an interest or perception of interest the member should withdraw from the meeting. ND proposed that he would submit a notice of motion for the Glen Road scheme 7 days before the next meeting.	
d)	To discuss the Consultation on the 'Telecommunications Development Order' (link circulated 18.06.19). A discussion took place and ND summarised the proposed changes which he believed would assist with the role out the 5G network. JQ stated the proposed Development order was a slippery slope and could lead other developments. JS summarised stating there was a fundamental issue with the proposal and a response would be against the fundamental principle of the Order and the concerns regarding the Technology and a further discussion would take place at the meeting 17 th July.	
122/19	General correspondence	
a)	DoI – Equality Act 2017 – Regarding Retirement Age Policies. The Clerk advised that the contracts of employment are in the process of being updated to reflect these changes.	
b)	Laxey Yacht Club – Request to hold a barbeque on the Laxey Promenade Green on the 17 th of August during the Regatta. No objections, approved.	
c)	Request to use the Parish Field in Maughold on the 31 st of August for a 'Handfasting' Ceremony. No objections, approved.	
123/19	Committee Reports	
a)	Municipal Association – Report Circulated. Noted	
b)	Laxey & Lonan Heritage Trust – Report Circulated. Noted	
c)	Laxey & Lonan Sports and Community Facilities – ntr	
d)	Northern Traffic Management Liaison Committee – ntr TK express concern that the NTML committee had not met for a considerable amount of time. Clerks to contact the Department for an update.	
e)	Northern Neighbourhood Policing Team Community Partnership meeting – ntr	
f)	Regeneration Committee – ntr	
g)	Eastern Civic Amenity Site Joint Committee - ntr	
h)	Northern Civic Amenity Site – JQ stated that the committee ahd meet recently to agree appoint a haulage contractor.	
i)	Northern Swimming Pool Board - ntr	
j)	Northern Sheltered Housing Committee - ntr	

k)	Waste Management Steering Group - ntr	
l)	Employment Sub-Committee – In private	
m)	Glen Road Recreation Area Sub-Committee – See item 121/19, c).	
124/19	Officers Report	
	Officers' Report (New Road Matters) ntr	
	Officer's Report (Cooil Roi Matters) (<i>Report to be circulated</i>) Flower Festival – JM reported the displays made by the children at Laxey and Dhoon school could be seen at Christ Church and at various locations around the village. JP thanked JM for her efforts.	
125/19	Health and Safety – JS reported there had been a minor issue at Laxey Fair, when the children leaving the stage had stumbled down the last couple of steps. It was resolved the Clerks investigate installation of hand rails.	
126/19	Works and Amenities <i>Report circulated 21.06.19) Noted.</i>	
127/19	Financial Matters – ntr	
128/19	Staffing Matters – In Private	
	Chairman's Report – ntr	
129/19	Any Other Business	
a)	Planning User Group meeting – Wednesday 10 th July at 10.00. ND to attend.	
b)	Dhoon Schools Got talent – ND invited attend as a judge.	
c)	Laxey Fair debrief – A discussion took place with regard to wheel chair access in the Valley Gardens and in particular access to the stage which the children were performing. It was agreed that at future event stewards would be briefed as to how to access the area and if necessary assist wheel chair users. PB raise this matter at the fair committee debrief meeting.	
d)	Make music day – PB advised members the event had been a success even though it was arranged at short notice. JM said the MR had suggested contacting the school well ahead of next year's event, unfortunately it was too short notice for the schools to take part this year.	
e)	Maughold Parish Day – Saturday 13 th July. Noted	
f)	Visit Laxey Valley – TK advised Visit Laxey Valley required more volunteers and asked if anyone was able to assist. JM suggested that a poster asking for volunteers could be put up in Cooil Roi.	
g)	Active Travel - JQ asked if MR could identify a designated safe cycle route from Ramsey to Douglas.	
h)	Appeal Inquiry into 5G mast at Tower Farm, Maughold – Email from Suzanne Young, 5G Aware IOM Association. Request the Commission writes to planning expressing concern that the 'reasonable request was unreasonably refused'. A discussion took place and it was resolved the Clerk submit a Freedom of Information request asking how many times in each of the last 5 years have the Department allowed an extension to the 21 day period following a decision notice.	
i)	JS gave his apologies stating he was not able to attend the next meeting. Noted	
j)	Local Authority members training – JM reported that the training course she was arranging would be titled 'Communication' which would be a couple of hours one evening. No date had been set. Noted.	
130/19	Matters in Private	
a)	To consider matters arising from discussions with the Laxey & Lonan Heritage Trust. Deferred to meeting 17 th July.	
b)	To discuss the appointment of an Administrative Assistant. The matter was deferred to the next Employment-Sub-Committee meeting.	
c)	To discuss the engagement of retained HR provision. PB declared an interest and left the meeting.	

	The matter was deferred to the next Employment-Sub-Committee meeting.	
d)	At 10.05pm JS proposed standing order were suspended to allow the meeting to continue, seconded by ND .	
e)	Cooil Roi on call service provision. It was agreed ND would bring a Notice of Motion to the next meeting.	
f)	To discuss proposals from the Glen Road Sub-Committee for refurbishment/development of the Glen Road Recreation Area. It was resolved ND bring notice of motion to the meeting on 17 th July.	
	Meeting Closed at 10.30pm	
	Date of next meeting:- 17 th July 2019	