

# GARFF PARISH DISTRICT COMMISSIONERS

Monthly Meeting at Commissioners' Offices, 35 New Road, Laxey

## Minutes of the Meeting

Wednesday 4<sup>th</sup> September 2019, 7.00 pm

**Present:** Mr J. Smith (JS) (Vice-Chair), Mr N. Dobson (ND: gave apologies), Mr. T Kenyon (TK), Mr P. Kinnish (PK), Mr L. Miller (LM), Mr A. Moore (AM), Mrs J. Pinson (JP), Mr. J. Quayle,  
**In Attendance:** Mr M. Royle, Deputy Clerk/RFO, Mrs J. Mattin.  
**Apologies:** Mrs M. Fargher (Chair), Mr P. Burgess, Clerk.

**7.01 pm Public Session**

**165/19 Planning Matters**

### Planning Applications

- a)** 19/00912/B Ardbeg House, Booilushag, Ballajora, Ramsey, IM7 1BD. Replacement of garage door with a window and replacement of first floor flat roof with a pitched roof.  
*There were no objections to these proposals.*
- b)** 19/00913/B Orrys Cliff, Ballaragh Road, Laxey, IM4 7PE. Alterations and erection of extensions (amendments to PA 18/01026/B).  
*There were no objections to these proposals.*
- c)** 19/00918/B Ballacollister Cottage, Ballacollister Road, Laxey IM4 7JS. Alterations and erection of single storey extension.  
*There were no objections to these proposals.*
- d)** 18/00979/B Berwyn, South Cape, Laxey IM4 7JA. –Amendment - Erection of a replacement detached dwelling with integral garage.  
*Members considered these amendments. It was agreed that the amendments were not significant enough to set-aside the comments submitted to the Planning Authority on the original application drawings. Members were particularly concerned in regard to highway the height of the structure, the difficulties of accessing the property in a vehicle, and the proposed on-site parking provision. PK & LM were particularly concerned by the style of the building was out of character, asserting that it would be a significant visual intrusion.*
- e)** 19/00933/B Woodford, Highfield Drive, Baldrine, Landscaping and removal of chimney stack, alterations, installation of two dormers, addition of flat roof, creation of off-road parking and vehicle access.  
*There were no objections to these proposals.*
- f)** 19/00926/B Part Field 624105 Hibernia (off Rhowin/Gooseneck Road), Erection of an agricultural building to provide a livestock shelter.  
*There were no objections to these proposals.*
- Approval Notices (DEFA Planning Committee)**
- g)** 19/00754/B Freelyn, Old Laxey Hill, Laxey IM4 7BT – Installation of replacement windows, alteration to windows, replacement door and creation of two roof lights – Approved 21.08.19.  
*Noted. No further instruction.*
- h)** 19/00864/B Fuschia Bank, Ballajora Hill, Ballajora, Maughold IM7 1AZ. Erection of a canopy to front elevation – Approved 03.09.19.  
*Noted. No further instruction.*
- i)** 19/00863/B Primrose Lodge, Slieau Lewaigue, Maughold IM7 1BH. Erection of a replacement dwelling (forming an amendment to approved application 15/00730/B) – Approved 03.09.19.  
*Noted. No further instruction.*

	<b>Refusal Notices (DEFA Planning Committee)</b>	
<b>g)</b>	18/00901/B Cronkbane 5 Baldrine Park Baldrine IM4 6DE– Removal of a sod wall and erection of fencing (retrospective) Appeal dismissed and Refused 22.08.19. <i>Noted. No further instruction</i>	
	<b>Appeal Notices (DEFA Planning Committee)</b>	
	<b>Other Planning Matters - ntr</b>	
<b>166/19</b>	<b>Approval of Minutes</b>	
<b>a)</b>	Approval of minutes of meeting 21st of August 2019. These were agreed to be a correct record of the meeting. Proposed, <b>ND</b> . Seconded, <b>JP</b> .	
<b>167/19</b>	<b>Matters Arising &amp; Other Business</b>	
<b>a)</b>	<i><b>JP</b> asked if any action had been taken in relation to contacting the Estate Agent acting for the owner of the End Café on Laxey Promenade. MR reported that a letter requesting a meeting with representatives of the Commissioners had been sent on the 3<sup>d</sup> of September 2019.</i>	
<b>b)</b>	<i><b>JP</b> asked if the best wishes of the Commissioners could be forwarded to Mrs Fargher. This was agreed.</i>	clerks
<b>c)</b>	To review arrangements for chairing the meetings in Mrs Fargher's absence. <i>The contents of the letter from Mrs Fargher referred to at item 173/19.a were read to the meeting. With reluctance, Members accepted the request from Mrs Fargher that she stand down from the office of Chairman. The letter contained a statement confirming the reasons for her absence from meetings in recent months. Members unanimously voted to approve that Mrs Fargher remain a Commissioner in accordance with the stipulations of Section 12 of the Local Elections Act 1986.</i> <i>MR read Standing Order 4.7 to Members which outlines the process to be followed when the chair stands down. <b>JS</b> requested that nominations for the office of chair and vice-chair must be submitted to officers by mid-day on Friday the 13<sup>th</sup> of September 2019; these to include the names of a proposer and seconder. A vote to elect Members to these positions would be taken at the start of the meeting to be held on the 18<sup>th</sup> of September. It was agreed that Members who were absent could submit a vote for each position in writing to the office.</i>	
<b>d)</b>	To discuss outcomes from the DfE's 'Laxey USP & Branding' Seminar that took place on the 22 <sup>nd</sup> of August 2019. <i>This meeting had been led by the DfE, its aim to identify Laxey's USP and develop a branding and advertising strategy for the village. <b>JQ</b> felt that it had been a good and useful seminar. The meeting had been very well attended with about 40 members of the local business community being present. The general tone had been very encouraging and DfE had picked up much positive information about Laxey which they are to correlate in association with an advertising agency. The promotional material for Laxey would be presented through the 'Visit Isle of Man' portal which is accessed by several hundred thousand potential visitors. Members noted that the aim of this initial phase was to decide on a coherent message that could be used to advertise Laxey, enhance the visitor experience, and bring increased footfall to the Village. Monies were available for this initial branding phase, but further monies will be made available in the future to develop strategies to attract more visitors to the village. Clerks to liaise with DfE and local businesses to discuss the formation of a committee to attract more funding to Laxey and drive the strategy forward. One suggestion was for the Committee meetings to have a short, sharp focus with a 20 minute time limit to ensure that business is transacted swiftly and efficiently with a minimum of time disruption to local business owners.</i>	clerks
<b>e)</b>	To discuss entertainment events in Garff during 2020 (supporting information circulated 30.08.19). <i>MR circulated a paper outlining additional events for Garff during the summer of 2020. These would be in addition to events the Commissioners organise or support such as Maughold Parish Day, Laxey Fair, the Brass Band Festival, and the two firework displays. A series of 6 Saturday afternoon concerts/events were being considered for Laxey Square and the Promenade Green, and Steve Partington and Sam Quilleash had brought forward a proposal for an event day based</i>	

	<i>at Laxey beach. <b>JP</b> suggested that traffic and parking issues would need to be addressed. Members were asked to forward ideas and suggestions to the office in due course.</i>	
<b>f)</b>	Planting in Lonan – To discuss the proposal from <b>TK</b> that areas in Lonan are planted ( <i>Additional discussion document from the maintenance team circulated 30.08.19</i> ). <i>A report by the maintenance team on possible locations for planting in Lonan had been circulated. This was discussed. <b>TK</b> suggested that the Millennium gardens in Baldrine could be refurbished and possibly be turned into a 'sensory' garden. <b>JP</b> suggested that the River Beach area in Laxey could also be refurbished in this way.</i> <i><b>ND</b> proposed a 'tour' of the Sheading be arranged for Commissioners to visit areas to discuss maintenance matters and the services/facilities provided. This was agreed. Date to be arranged at the next meeting.</i>	
<b>g)</b>	Proposed toilets in Laxey Valley Gardens - To discuss exterior finish to the first floor of the new toilets in Laxey Valley Gardens and initiation of the Building Control/project management process. <i>MR advised on progress with arrangements to involve building control and a project management with this new scheme. There followed a discussion of the choice of the four finishes proposed by the architect and planning officer. These being painted render, timber cladding, living wall, &amp; corten weathered steel. <b>JP</b> asked if the clerks could revert with information from the architect on the installation costs, lifespan, and required maintenance of each of the options. This was agreed.</i>	clerks
<b>h)</b>	To discuss the future use of the 'Beach Huts' on Laxey Promenade ( <i>supporting documents circulated 30.08.19</i> ). <i>Statements from two parties outlining how they would make use of the 'beach huts' on Laxey Promenade had been circulated and were considered by Members. <b>ND</b> suggested that both parties be advised of the kinds of structural work that the building required. MR advised that advice had been given by a structural engineer which identified the structural defects. The advice had been forwarded by email in bullet form, but this did not constitute an official structural survey with any liabilities. MR was asked to arrange a structural survey, copies of which could be passed to both parties for their consideration. Proposed, <b>JS</b>. Seconded, <b>ND</b>. Approved.</i>	
<b>i)</b>	To discuss sites in Garff that would be suitable areas for DEFA's tree planting programme ( <i>document previously circulated &amp; circulated with supporting documents 30.08.19</i> ). <i>JQ suggested several sites including the Parish Field in Maughold Village, the All Saints Park Play Area, and the Bulgham Field. Members were asked to consider the matter further and email the office with their suggestions.</i>	Members
<b>j)</b>	To discuss the response from Mr Robinson, Director of Highway Services, in regard to the need for traffic lights at the tram crossing with Mines Road. <i>Mr Robinson advised that there were no plans to install traffic lights at the Mines Road tram crossing. There was a discussion in regard to the several crossings in this vicinity, and it was noted that the Commissioners had lobbied both the DoI and Isle of Man Transport in these matters. It was agreed that this would be an aspect that the Commissioners would monitor. No further instruction.</i>	
<b>167/19</b>	<b>General correspondence -</b>	
<b>a)</b>	Positive Action Group – Invitation to attend a PAG meeting in regard to the proposed rollout of 5G technology, at the Manx Legion Club on Monday 30 <sup>th</sup> September 2019, 7.30 pm. <i>This was noted by Members.</i>	Members
<b>b)</b>	Dandara – Proposal for landscaping of the public open space at the Reayrt ny Glionney development in Lonan. <i>This was noted. The consensus being that the general proposal was acceptable. <b>JP</b> asked if the clerks could ask for indications of the levels across the site, the style of railings, and disabled access on the path down to Croit e Quill. This was agreed.</i>	clerks
<b>169/19</b>	<b>Committee Reports –</b>	

a)	<b>Municipal Association – ntr</b>	
b)	<b>Laxey &amp; Lonan Heritage Trust –</b> <i>The AGM was taking place on the 14<sup>th</sup> of October. There would be a quiz night in the WMI on Friday 27<sup>th</sup> September.</i>	
c)	<b>Laxey &amp; Lonan Sports and Community Facilities – ntr</b>	
d)	<b>Northern Traffic Management Liaison Committee – ntr</b>	
e)	<b>Northern Neighbourhood Policing Team Community Partnership meeting –</b> <i>It was noted that Superintendent Maddocks would be attending the Commissioners meeting on the 18<sup>th</sup> at 7.00 pm.</i>	
f)	<b>Eastern Civic Amenity Site Joint Committee – ND</b> <i>expressed concern that this Committee was meeting less frequently. He advised that he would be bringing this as a point of order at the next meeting.</i>	
g)	<b>Northern Civic Amenity Site –</b> <i>It was noted that three members of staff had resigned simultaneously. This had raised concerns which would be addressed at the next meeting of the Committee which was due in September.</i>	
h)	<b>Northern Swimming Pool Board - ntr</b>	
i)	<b>Northern Sheltered Housing Committee - ntr</b>	
j)	<b>Waste Management Steering Group -ntr</b>	
k)	<b>Employment Sub-Committee -JS</b> <i>advised Members that the new part-time member of staff in the office had settled in well. Her skills were apparent and these were already being used to good effect.</i>	
l)	<b>Glen Road Recreation Area Sub-Committee – ND</b> <i>advised that he was standing down as the Chair of this Committee. It was proposed that PK Chair the Committee for the remainder of the year. Seconded, TK. Resolved.</i>	
<b>171/19</b>	<b>Officers' Reports</b>	
	<b>35 New Road –</b> <i>no additional matters to report.</i>	
	<b>Cooil Roi –</b> <i>JM had circulated a draft CCTV Policy. This was considered. JP proposed that it be approved without amendment. Seconded ND. Resolved Unanimously.</i>	
<b>172/19</b>	<b>Health and Safety Report –</b> <i>MR advised that there were no incidents to report in the period. The raft had suffered damage and had been removed from the sea with the assistance of Mr K. Kinrade. It was repaired and re-floated within five days. MR reported that once alerted Steve Partington had assessed the situation and arranged the necessary actions. The Board thanked him for responding so promptly out of hours at the weekend. MR advised that an alternative weedkiller to glyphosate had been sourced and was being tested in the next few weeks.</i>	
<b>173/19</b>	<b>Any Other Business</b>	
a)	Defibrillators - To discuss the provision of additional defibrillators in Garff. <i>Due to time restrictions this item was deferred until the next meeting.</i>	
b)	Correspondence from MF in regard to the role of Chair. <i>This item had been dealt with at item 167/19.c above.</i>	
c)	Laxey Beach Wallaby – Proposal for permission in principle to permanently site the Hospice Wallaby on the Promenade Green in Laxey. <i>JP proposed that the Commissioners make a bid purchase the wallaby and keep it in the location on the Laxey Promenade Green. This was seconded by ND and Resolved. Members requested that this intention be posted on the Commissioners' Web &amp; Social Media sites in order to measure assess the level of public support.</i>	clerks
d)	Invitation from Laxey School to attend the Ballanette Biodiversity day on Thursday 12 <sup>th</sup> September 2019 (time tbc). <i>This was noted. Members to attend as available.</i>	
e)	Correspondence from DEFA in regards to a meeting re. local authority hedge cutting policy. <i>This matter was noted. Members would be advised once a date and location for the meeting had been announced.</i>	

f)	<i>JP requested that additional Christmas tree lighting be sourced for the Rose Gardens as previously agreed. MR to contact JP to arrange these matters</i>	
g)	<i>JP advised that a resident would be writing in to suggest a discount for marshals staying at Laxey Camp Site. Members agreed to consider this once the correspondence was received.</i>	
h)	<i>PK asked if the future of the 35 New Road building could be placed on the agenda at the next meeting. There followed a brief discussion of the various options. No further instructions at this stage. There followed discussion of sheltered housing provision in the Sheading and how future needs can be adequately met. JP proposed that a meeting be arranged with the Department to discuss this matter. Seconded, JS. Resolved.</i>	clerks
i)		
<b>174/19</b>	<b>Matters in Private</b>	
a)	Refuse provision - Request for information on domestic refuse facilities from a resident. <i>This matter deferred until the meeting on the 18<sup>th</sup> of September.</i>	
	Meeting Closed 10.25 pm	Date of next meeting:- 18 <sup>th</sup> September 2019