

GARFF PARISH DISTRICT COMMISSIONERS

Meeting at Commissioners' Offices, 35 New Road, Laxey

Minutes of the mid-Monthly Meeting

Wednesday 21st August 2019 7.00 pm

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

It was noted that both the Chair and Vice-Chair were unable to attend the meeting. PB took the chair and asked those present for nominations for a Member to chair the meeting. AM was proposed by LM. This was seconded by ND and unanimously Resolved. AM chaired the meeting.

7.00 pm **Public Session**

155/19 **Planning Matters**

Planning Applications

- a)** 19/00830/B Part Field 613191 Ballamenagh Road, Groudle Glen, Baldrine. Change of use of part field to tourist use to create a glamping site to include the erection of 20 timber tourist accommodation cabins, one modified cabin to provide a welcome office and associated onsite parking for 22 spaces.
AM asked if any representations had been made by the public in respect of this application. MR summarised the points made in two submissions copied to the Commissioners and submitted to the planning authority. These submissions were objecting to the proposals. AM noted that there were two representatives from the Groudle Glen Railway organisation in the public gallery. It was agreed that it would be instructive for the Board if these representatives outlined their views on the application. Mr Brindley advised that the Railway organisation had a range of concerns with the proposals in the application. These included: the potential for the development to harm the character and setting of the railway; the placement of the septic tank and the general adequacy of the proposals for drainage; the use of the access lane/track and the suitability of Ballamenagh Road to carry the additional vehicle movements. Notwithstanding these matters, Mr Brindley advised that the Railway organisation would not be objecting formally to the proposals. Mr Brindley was thanked for his contribution made on behalf of the railway. A letter was noted that had been circulated by JS in which he expressed support for the proposals because he felt that glamping facilities were becoming very popular elsewhere and would be a useful offer that would attract visitors to the Island/Garff. There followed discussion of the various relevant policy by the Board. The general consensus being that there would be excessive visual intrusion into a sensitive landscape; that the development was an over-intensive use of a site zoned for agriculture; and that highway access was problematic, etc. JQ stated that he had some sympathy with the intention of the proposals but felt that this was not the right site. A proposal was accepted to object to the application. This was carried, with 5 Members in support of the objection and one abstention.
- b)** 19/00864/B Fuschia Bank, Ballajora Hill, Ballajora, Maughold IM7 1AZ. Erection of a canopy to front elevation.
There were no objections to these proposals.
- c)** 19/00863/B Primrose Lodge, Slieau Lewaigue, Maughold IM7 1BH. Erection of a replacement dwelling (forming an amendment to approved application 15/00730/B).
There were no objections to these proposals.

d)	19/00871/B Phoenix Cottage, Main Road, Hibernia, Maughold IM7 1ER. Alterations, removal of existing side garage and rear conservatory and erection of two storey side extension with balcony and single storey rear extension. <i>There were no objections to these proposals.</i>	
e)	19/00895/C 3 Tent Road, Laxey, Additional use of a residential property as tourist living accommodation. <i>There were no objections to these proposals.</i>	
f)	19/00900/B 19 Baldrine Park, Baldrine, Window/doorway alterations, installation of cladding and creation of pedestrian access. <i>There were no objections to these proposals.</i>	
Approval Notices (DEFA Planning Committee)		
g)	19/00542/B The Firs, Rencell Hill, Laxey. Alterations, erection of extension to form ancillary accommodation and creation of retaining walls - Approved 08.08.19. <i>This approval was noted. No further instruction.</i>	
h)	19/00710/B 25 Ard Reayrt, Laxey. Installation of a flue - Approved 13.08.19. <i>This approval was noted. No further instruction.</i>	
Refusal Notices (DEFA Planning Committee)		
i)	19/00727/B 3 CooilUshtey, Port Lewaigue, Erection of extension to provide garage with terrace above – Refused 13.08.19. <i>This refusal was noted. No further instruction.</i>	
Appeal Notices (DEFA Planning Committee)		
j)	Planning Appeal: 19/00670/B Sunnyhill Croit E Quill Road Laxey Appeal against the refusal for the installation of french doors and balcony to front dormer, replacement roof tiles, and removal of chimney stacks. <i>This appeal request was noted. No further instruction.</i>	
Other Planning Matters – It was noted that the clerks had attended two appeal hearings in recent weeks in regard to the refusal for a hedge removal at Baldrine Park, and the change of use request at the Liverpool Arms site. The Planning Inspector's decisions in these matters were imminent.		
156/19	Approval of Minutes	
a)	Approval of minutes of meeting 7th of August 2019. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed, ND. Seconded, JQ. Resolved.</i>	
157/19	Matters Arising & Other Business	
a)	To discuss the proposal to use a hosted desktop service in the Commissioners offices. <i>Two quotations had been submitted. It was agreed that discussion of these should be deferred until the Private Session.</i>	
158/19	General correspondence	
a)	Laxey Prom parking - email letter from Dawn Kinnish asking for a review of parking situation at Laxey Prom. <i>The correspondence requesting 'better parking management' on Laxey Promenade had been circulated prior to the meeting for consideration by Members. The correspondent suggested the adoption of 'diagonal' parking and requested that a general review of parking take place. There followed discussion of these proposals. PK suggested using some of the grassed area by the 'End Café' as a parking area. JP proposed making use of the lane linking the Promenade to Back Shore Road for further parking. ND referred to the imminence of a new planning application for a sea defence wall and proposed that a review of parking could take place should that application be successful. PK suggested that several parking spaces could be created at the rear of the children's play area. No further instruction.</i>	
b)	Chief Ministers Tree Planting Initiative – letter from Jason Bolt, Head of Forestry Amenity and Lands, DEFA, to ascertain if Garff had available areas for planting and would be interested in joining the incentive and support the Governments carbon targets.	

	<i>LM suggested that trees could be planted in Old Laxey on the riverbank between the Shore Hotel and the Turbine House. AM asked if the matter could be placed on to the agenda for the next meeting on the 4th of September. Members to consider other appropriate locations in Garff and report back at the next meeting.</i>	
c)	Invitation to The Royal Air Forces Association Battle of Britain Concert on Friday 13 th September at 7.30pm and Church Service on Sunday 15 th September at 11am (both at St Georges Church Douglas). <i>This invitation was noted. No further instruction.</i>	
159/19	Committee Reports – by exception	
	<i>L&LHT - ND advised that the Trevithick Society had signalled that they would relax the covenant on the Snaefell wheel to permit the local authority to take over ownership. This was noted.</i>	
160/19	Chairman’s Report – <i>Correspondence from the Vice-Chair had been received in regard to several matters. It was agreed that the Vice-Chair’s suggestion for a ‘dates for your diary’ circular should be initiated. AM requested that the correspondence be circulated to all Members.</i>	
161/19	Officers’ Reports - ntr	
162/19	Health and Safety Report - <i>PB advised that the raft had suffered damage and had had to be removed. MR advised Members that JP had alerted the office to the damage at 5.10 pm on Friday 16th August. A call had been made to Steve Partington who went down to the Promenade and carried out an assessment. Mr Partington contacted Ken Kinrade for assistance and the raft was removed to a safe position by 7.00 pm. Members thanked Mr Partington and Mr Kinrade for reacting so promptly and Mrs Pinson for alerting the office. It was anticipated that the raft would be repaired and returned to the sea during w/c 26th August. A further report on H&S would be circulated prior to the meeting on the 4th of September.</i>	
163/19	Any Other Business	
a)	The Draft Area Plan for the East – Cabinet Office correspondence relating to the Inquiry Programme schedule (document). <i>This document was noted. No further instruction.</i>	
b)	Fireworks – discuss fireworks for November 19 th . Note Maughold fireworks are already purchased. <i>MR reported that fireworks for the bonfire event in Maughold had been ordered. AM proposed that a contribution be made to the Laxey bonfire event. It was agreed that this should be at the same level as the donation made in 2018 (£750.00).</i>	
c)	Garff Events 2020 - To discuss (document). <i>MR circulated a list of potential events that could be held in 2020 for consideration in advance of the meeting on the 4th of September. This was noted.</i>	
d)	Wedding request – email received re use of Maughold Parish Field for a Wedding reception in 2020. <i>It was agreed that the field could be used for this purpose. Date to be confirmed.</i>	
e)	Extreme Triathlon - update email received on this event for weekend 28/29th September 2019. <i>This email had been circulated and was noted. No further instruction.</i>	
f)	<i>‘End Café’, Laxey Promenade – JP had requested discussion of this derelict building. The requirement to stabilise the bank at the rear of the property was noted again. Members discussed several options that might encourage demolition of the current building and may give the site a future. JQ stated that the powers available to local authorities in regard to derelict properties were impractical and even if actioned were insufficiently effective because they would place an inordinate burden on the ratepayer that may never be recouped. The clerks were requested to contact the agent acting for the owner to request a meeting to discuss a way forward in this very unfortunate situation.</i>	clerks
g)	<i>ND proposed that the Commissioners forward the Best Wishes of the Board to Mrs Fargher and her husband Leslie. This was agreed.</i>	clerks

h)	<i>PK asked if several residential hedges on Glen Road and Old Laxey Hill could be cut. Clerks to arrange.</i>	clerks
i)	<i>JQ raised a concern with works carried out by the DOI on the sensitive verge along Port Cornaa Road. Clerks to investigate why the works were not carried out more carefully.</i>	clerks
164/19	Matters in Private	
a)	<i>To discuss the proposals received for the redevelopment of the beach huts. This item was deferred to the meeting on the 4th of September 2019 to permit further consideration of documents recently received.</i>	
b)	<i>The procedure by which third party organisations or members of the public could request to speak to the Board at meetings was discussed. MR advised that currently the Chair would make the decision if an approach was received at the office. It was agreed that the full Board should be party to a decision to invite speakers to meetings. This was Resolved.</i>	
157/19.a	The Board approved the engagement of a third party to host a 'cloud' based system for the offices.	
	Date of next meeting:- 4 th September 2019	