

# GARFF PARISH DISTRICT COMMISSIONERS

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

### Minutes

Wednesday 2<sup>nd</sup> October 2019, 7.00 pm

**Present:** Mr J. Smith (JS) (Acting-Chair), Mr N. Dobson (ND) Mr P. Kinnish (PK), Mr L. Miller (LM), Mr A.M. Moore (AM), Mrs J. Pinson (JP), Mr. J. Quayle, Mrs M. Fargher (MF), Mr T. Kenyon (TK).

**In Attendance:** Mr P. Burgess, Clerk, Mr M. Royle, Deputy Clerk/RFO, Mrs J. Mattin (JM) , Housing Manager.

**Apologies:** All present.

#### 7.00 pm Public Session

##### Election of Chair and Vice-Chair.

*PB presided for the purposes of the election of a Chair. There were two nominees. These being Mr. A.M. Moore and Mr. J. Smith. A ballot took place which resulted in the election of Mr J. Smith as Chair for the period until the Local Authority General Elections in April 2020.*

*Mr Smith took the Chair. A ballot took place to elect a Vice-Chair. There were two nominees. These being Mr. A.M. Moore and Mrs. J. Pinson. Mrs Pinson was elected to the position of Vice-Chair for the period until the Local Authority General Elections in April 2020.*

*Members welcomed the presence of Mrs Fargher at the meeting and thanked her for the contribution she had made to the Board as Chair in the opening months of the local authority year.*

Emergency discussion on flooding on Glen Road, Laxey and in Maughold.

*The flooding in the Laxey Valley, which had been particularly catastrophic on Glen Road was discussed in detail. JS stated that the level of anger and distress had been evident that morning when the Chief Minister, Chair of Manx Utilities, and DoI Minister had visited Glen Road to see the damage caused and to speak to residents. The Commissioners had also been in attendance at that time and throughout the last two days. JS advised that the need for a public meeting had been stated by residents in his discussions on Glen Road. The Chair of Manx Utilities, Dr Alex Allinson had signalled to JS that he would attend such a meeting. The Clerks were instructed to make arrangements for a meeting. Invitations to be sent to Dr Allinson, Mr Harmer, the DoI Minister, and Mr Boot, the DEFA Minister. JS to chair the meeting. TK felt that this would give opportunity for the public to express their frustrations to government as well as discussing action that must be taken. There followed discussion of the circumstances which had led to the flooding situation. The consensus being that there were immediate factors that had effected the situation such as the removal of a section of river wall opposite the Woollen Mills by a MU contractor for maintenance of the river weir. The presence of the redundant 'sluice gate' further down the river had caused the build up of a 'dam' formed by the unharvested timber that the storm waters had driven down the river. It was noted that the build up of these materials had been reported by the Clerks' Office to Manx Utilities (the agency charged with flood risk management) and DEFA (a significant landowner in the Laxey/Glen Roy Valleys, etc) over the last two years. PB reported that Manx Utilities had reported that MNH had previously expressed an interest in the sluice gate so it had been retained. He added that the DoI had stated that it was to be removed immediately. AM questioned the risk assessment by the contractor working in the river. He felt that the hole could have been plugged much earlier with 'tonne' bags by those who first attended the scene, adding that this was also the consequence of years of poor river management. JQ agreed, but noted that the situation must also be addressed much further upstream as well. PB and MR reported that they had submitted reports of timber build up, excessive stones and debris in the river, and damage to the river banks in the last two years. JM had notified the responders that the two 'guest' rooms at Cooil Roi could be utilised by anyone in need, the drying facilities at the complex could also be used. ND proposed that a 'Hardship Fund' be set up. The Rotary Club of*

clerks

	<i>Onchan had offered to coordinate such a fund on behalf of the Commissioners. A motion to accept this offer put by <b>ND</b>, and seconded <b>JP</b> was unanimously Resolved. <b>JP</b> asked if there were lessons to be learnt in how different agencies communicated between themselves and to the public, particularly those directly affected. There followed discussion of other matters including access to sandbags and other facilities. MR reported that there had been flooding in other areas of Laxey Valley. The Commissioners staff had also been called out to properties in Maughold that were flooded and had attended to flooded highways at Port Lewaigue and at Coronay Bridge. <b>JS</b> closed the discussion.</i>	
<b>184/19</b>	<b>Planning Matters</b>	
	<b>Planning Applications</b>	
<b>a)</b>	19/01011/B Rhenab Cottage, Cornaa, Erection of replacement dwelling with associated landscaping and parking. <i>It was noted that these proposals were complaisant with Housing Policy with the exception that the footprint would be re-located to a more central location in the curtilage. <b>MF</b> stated that the walls of the current cottage had historically defined the direction of the road and the character of the area. It was noted that the application proposed to retain a portion of the dwelling wall along the road-boundary. <b>MF</b> suggested this be controlled by a condition demonstrating how part of the current dwellings wall would be retained. It was agreed that the Commissioners would not object to the proposal if such a condition were included in an approval.</i>	
<b>b)</b>	19/01034/B The Studio, 1 Church Close, Lonan, Erection of detached garage. <i>Correspondence from several members of the public was noted. It was agreed to defer consideration of this application until the meeting on the 16<sup>th</sup> of October 2019.</i>	
<b>c)</b>	19/01039/B Proposed Dwelling At Barroose Farm Barroose House Barroose Road Baldrine, Erection of dwelling (forming amendments to approved application 09/01334/B) to include swimming pool, roof terrace and associated works. <i>MR reported that a procedural question in respect of this application had been forwarded to the Planning Authority. It was agreed to defer consideration of this application until the meeting on the 16<sup>th</sup> of October 2019.</i>	
<b>d)</b>	Planning Application: 19/01042/B Stoneycroft, Clay Head Close, Baldrine IM4 6DW. Erection of shed. <i>The details of this application had only arrived on the afternoon of the day of the meeting. It was agreed to defer consideration of this application until the meeting on the 16<sup>th</sup> of October 2019 in order for a report to be drafted by the Clerks' Office.</i>	
<b>e)</b>	Planning Application: 19/01038/C Bramalea, Highfield Drive, Baldrine, Additional use as tourist accommodation. <i>There were no objections to these proposals.</i>	
	<b>Approval Notices (DEFA Planning Committee) – The following four approvals were noted. No further instructions.</b>	
<b>f)</b>	19/00895/C. 3 Tent Road, Laxey. Additional use of a residential property as tourist living accommodation.	
<b>g)</b>	19/00900/B. 19 Baldrine Park, Baldrine. Window/doorway alterations, installation of cladding and creation of a pedestrian access.	
<b>h)</b>	19/00912/B. Ardbeg House, Booilushag, Ballajora, Ramsey. Replacement of a garage door with a window and replacement of first floor flat roof with a pitched roof.	
<b>i)</b>	19/00871/B Phoenix Cottage, Hibernia, Alterations, removal of existing side garage and rear conservatory and erection of two storey side extension with balcony and single storey rear extension – Permitted 21.09.19.	
	<b>Refusal Notices (DEFA Planning Committee) - The following refusal was noted. No further instruction.</b>	
<b>j)</b>	19/00913/B. Orrys Cliff, Ballaragh Road, Laxey. Alterations and erection of extensions (amendment to PA 18/01026)- Refused 30.09.19.	
	<b>Appeal Notices (DEFA Planning Committee) - ntr</b>	

	<b>Other Planning Matters - ntr</b>	
<b>185/19</b>	<b>Approval of Minutes</b>	
<b>a)</b>	Approval of minutes of the meeting of the 18 <sup>th</sup> September 2019. <i>These were agreed to be a correct record. Proposed <b>ND</b>, Seconded <b>JP</b>. Resolved.</i>	
<b>186/19</b>	<b>Matters Arising &amp; Other Business</b>	
<b>a)</b>	<b>JP</b> asked if Dandara had responded to the Commissioners requests regarding the public open space they were creating at Reayrt ny Glionney. MR reported that requests had been made, but a response to the points had not been made to date.	
<b>b)</b>	<b>AM</b> advised Members that it was reported that the 'Laxey' wallaby had gone to an off-island bidder. <b>MF</b> advised that the grass where the 'Maughold' wallaby had been placed needed attention. Clerks to investigate.	clerks
<b>c)</b>	<b>PK</b> asked if the Commissioners were going to address the future of the 35 New Road building. MR advised that the Board had agreed to include consideration of this matter in their investigations into the planning of a new Sheltered Housing facility. It had been resolved that initial investigations would be reported to the Board in January 2020.	
<b>d)</b>	Proposals for sewage treatment in Laxey Bay - to consider further information from Bob Stimpson. <i>It was noted that Mr Stimpson had indicated that the suggestion that rather than using an outfall at Garwick sewage might be pumped from Lonan to the Cairns site was not correct. This had been discounted by Manx Utilities. Mr Stimpson stated that the site at the Cairns was not adequate to take sewage from Lonan. <b>AM</b> stated that this was an indication that incorrect information was being circulated in regard to plans for sewage treatment facilities. There followed a discussion of the additional capacity that had been planned into the Cairns proposals. <b>JS</b> also referred Members to the Isle of Man Strategic Plan which presumed against further development in areas which were not connected to the IRIS system. <b>PK</b> and <b>JP</b> referred to the proposed facility at the Cairns. He was particularly concerned about the performance of a treatment works in this location if it were flooded.</i>	
<b>e)</b>	To discuss proposal from <b>JQ</b> that the office investigate possibilities for a designated cycleway through Garff from Ballure to Groudle. <i><b>JQ</b> had requested that the possibility of such a facility be investigated. MR had circulated mapping which outlined a possible route but this was not totally satisfactory due to narrow carriageways, steep gradients, etc. MR stated that the exponential growth of the use of ebikes may render the gradient issue as a diminishing problem in the future. <b>JQ</b> suggested that a cycleway beside the MER was a possibility, but this would be unlikely as the standard and width of surface required would be extremely expensive if the facility were to be useful for commuters. There was also the difficulty of obtaining permission to use the land; this could also involve donation and compulsory purpose which were unlikely. <b>JQ</b> recommended that both proposals were not useful or viable. <b>JP</b> felt that a section from Baldrine to Onchan was an option that involved less difficulty. It was agreed that this option should be investigated in further detail in the New Year.</i>	clerks
<b>f)</b>	Laxey Valley Garden Toilet Project - To consider life-span and costings for the various finishes ( <i>report circulated 13.09.19</i> ). <i>It was agreed that two finishes should be chosen and included as options in the tender specification when issued. MR reported that detailed engineering drawings were currently being drafted by Curtins. A project manager would be appointed in due course. AM asked the clerks to obtain a colour chart for coloured render finishes from Istock-Ceiba.</i>	clerks
<b>g)</b>	Proposals from <b>JP</b> for the purchase of additional decorative lighting for the Rose Gardens, Laxey. MR advised that the electrical contractor had forwarded plans for a permanent electrical infrastructure in the Laxey Rose Gardens for permanent decorative lighting to be installed. <b>JP</b> had selected a supplier of fairy lights for trees in the area. It was intended to have the installation 'live' by December 1 <sup>st</sup> 2019.	Clerks
<b>h)</b>	Eastern Area Plan Inquiry – Feedback from Hearing on 24.09.19.	

	<i>MR and TK reported on the various representations they had made in response to proposals to designate coastal locations for development. These had been discounted by the Cabinet Office initially but this decision had been 'appealed' by a developer. Outcomes on these matters would be issued in due course.</i>	
<b>187/19</b>	<b>General correspondence -</b>	
a)	Julie Pinson, Tenant Beach Stop Café – Request in regard to use of the public shelter during the winter months. <i>JP declared an interest left the room during these discussions. PK and AM proposed that this item be considered in private. A vote on this took place the outcome being that the matter was retained for discussion in public.</i> <i>PB advised that the Commissioners had a responsibility to protect the memorial benches during the winter period. He proposed a compromise in which the benches could be stored, but the majority of the public shelter could be utilised by members of the public. This proposal was accepted by the Board with a proviso that the situation be monitored by the public. JS asked for opinions on whether the public status of the shelter was made adequately explicit. It was agreed that the visibility of signage be evaluated.</i>	clerks
b)	Resident – Email correspondence regarding various matters relating to the running of Commissioners' meetings, dated 23.09.19. <i>This correspondence had been noted by Members. MF had been absent and was furnished with a paper copy of the correspondence at the meeting. The overall consensus appeared to be that the matter was noted and did not require further discussion. ND proposed that the matter be discussed in further detail, this was seconded by JS but failed to carry a majority. The clerks were instructed to forward acknowledgement to the correspondent.</i>	clerks
<b>188/19</b>	<b>Committee Reports –</b>	
a)	<b>Municipal Association – TK</b> advised that the meeting had discussed the investigations into the presence of gas in the sea bed off the eastern coastline of the Island. The Commissioners were aware of these investigations.	
b)	<b>Laxey &amp; Lonan Heritage Trust – ND</b> advised that the Trust's AGM would take place on the 11 <sup>th</sup> of October 2019. He asked if facilities to allow banners to be placed on the new lamp-posts being installed on Mines Road could be considered. Clerks to investigate. <b>JP</b> asked if they could be considered anywhere else in the Parish. <b>PB</b> reported that Manx Utilities, who serviced the majority of the lighting in Garff had a policy that items could not be attached to lamp-posts He added that the posts on the Laxey Promenade were serviced by another organisation and these could be considered.	clerks
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 – NTR</b>	
f)	<b>Eastern Civic Amenity Site Joint Committee – TK</b> asked why the disabled parking space was furthest from the facilities. <b>ND</b> advised that this was a matter that was forming part of discussions into operational changes at the site. He also advised that the lease on the current site expired in 2021 – alterations and expansions were being considered.	
g)	<b>Northern Civic Amenity Site – JQ</b> reported that there had not been a meeting for some time. Clerks to contact RTC who operate the site on behalf of the Committee.	clerks
h)	<b>Northern Swimming Pool Board - NTR</b>	
i)	<b>Northern Sheltered Housing Committee – MF</b> reported that Financial Statements for YE 2019 had been produced.	
j)	<b>Waste Management Steering Group - NTR</b>	
k)	<b>Employment Sub-Committee - NTR</b>	
l)	<b>Glen Road Recreation Area Sub-Committee –</b> The next meeting was scheduled for the 10 <sup>th</sup> of October.	
<b>189/19</b>	<b>Officers' Reports - NTR</b>	

<b>190/19</b>	<b>Cooil Roi Report</b> – <i>A report had been circulated to Members by JM. This was noted.</i>	
<b>191/19</b>	<b>H&amp;S Report</b> – NTR <b>Maintenance Staff Records</b> – <i>A report on the tasks undertaken by maintenance staff in the period had been circulated and was noted.</i>	
<b>192/19</b>	<b>Any Other Business</b>	
<b>a)</b>	Update on preparations for the YE 2019 Financial Audit (Grant Thornton W/C 30 <sup>th</sup> ). <i>MR advised that the pre-audit had been completed by the accountant. The work of the auditors was underway. It was expected that the 2019 accounts would be available in the next 14/21 days.</i>	
<b>b)</b>	Correspondence: Invitation to attend the Divine Service in Jurby Parish Church on Sunday 20 <sup>th</sup> October 2019 at 11.15am. <b>AM</b> to attend on behalf of the Commissioners. Clerks to notify Jurby Commissioners.	clerks
<b>c)</b>	Discuss the appointment of Cpt Stephen Carter to the office of the Captain of the Parish of Lonan. <i>This appointment was noted and welcomed. The clerks were instructed to forward congratulations to Captain Carter.</i>	clerks
<b>d)</b>	To discuss the forthcoming regional community meetings on rates modernisation. <i>The options for the various meetings were noted. Members to attend as convenient and available.</i>	
<b>e)</b>	Laxey Promenade End Café feedback from Estate Agent. <i>MR reported that the estate agent handling the sale of the property had been contacted and notified the Commissioners that interest was being expressed in regard to the property. There followed discussion of the difficulties of taking action in regard to the property. It was noted that the likely cost of any action was far beyond the financial resources of the Commissioners; the burden placed on the ratepayer as a result would be untenable. MR reported that a further meeting with Environmental Health officers to discuss the property was taking place on the 10<sup>th</sup> of October 2019.</i>	
<b>193/19</b>	<b>Matters in Private</b> – <i>No matters were transacted in Private Session.</i>	
	Meeting Closed at 10/10 pm.	
	Date of next meeting: 16 <sup>th</sup> October 2019	