

GARFF PARISH DISTRICT COMMISSIONERS

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

Minutes

Wednesday 16th October 2019, 7.00 pm

Present: Mr J. Smith (JS) (Chair), Mr N. Dobson (ND) Mr P. Kinnish (PK – attended from 9.00 pm)), Mr L. Miller (LM), Mr A. J. Moore (AM), 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: Mrs J. Pinson (Vice-Chair) (JP).

7.00 pm	Public Session <i>JS opened the meeting with remarks on the recent public meeting arranged by the chaired by Captain Carter regarding the recent flooding in Laxey Valley. The consensus amongst Members was that the meeting had provided a good opportunity for government to comprehend the frustration of the community. They felt that the anger expressed by affected residents had been communicated very clearly and constructively. Government had been left in no doubt that they must take immediate and ongoing action to protect residents from further flooding incidents.</i>	
194/19	Planning Matters	
	Planning Applications	
a)	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>Deferred from meeting of 02.10.19. Housing Policy (HP16) in regard to extensions to dwellings in the countryside was noted. There followed discussion of the application. MR advised that the proposals were contrary to HP 16. It was agreed that no comment should be submitted.</i>	
b)	19/01034/B The Studio, 1 Church Close, Lonan, Erection of detached garage. <i>Deferred from meeting of 02.10.19. Members considered the visual impact this structure would have on the amenity of the Church Close area and the civil covenants which existed. Two written submissions from residents of the Close were also noted. The board Resolved to Object to the application.</i>	
c)	19/01042/B Stoneycroft, Clay Head Close, Baldrine. Erection of a shed. <i>Deferred from meeting of 02.10.19. Members considered the impact of the proposed structure on the Clay Hear Road area. It was agreed that no comment should be submitted on this application.</i>	
d)	19/01063/B Right of Field 624235, Via Ards to Cornaa, Cornaa. Creation of a dwelling with associated landscaping and access road and erection of detached storage building. <i>MF provided further on the location and current status of the present redundant dwelling at the location. The potential visual impact was discussed as well as the poor condition of the track that led towards the application site. MF expressed concern with the visual impact that may be caused by the creation of a new roadway to serve the property. It was noted that there was insufficient detail in the application documents to determine whether the impact of a new roadway would be significant. It was agreed that these concerns should be expressed to the planning authority with a request that detailed information in regard to the roadway is provided prior to any approval decision.</i>	
e)	19/01056/B North Baldrine House, Baldhoon Road, Laxey. Installation of replacement windows to front elevation. <i>There were no Objections to this application.</i>	
f)	19/01079/B Field No. 614477/614482, Ballagare Farm, Baldhoon Road, Laxey IM4 7QJ. Erection of agricultural storage shed.	

	<i>The supporting documents were noted. It was also noted that the structure was within a cluster of farm buildings. There were no Objections to this application.</i>	
	Approval Notices (DEFA Planning Committee) -	
g)	Planning Approval: 19/00983/B, 7 Shore Road, Laxey IM4 7DE, Alterations and additional use of residential dwelling as tourist living accommodation. <i>This approval decision was noted.</i>	
h)	Planning Approval: 19/00967/B, Cumberland Lodge, Glen Road, Laxey, IM4 7AF, Replacement of existing shed and summerhouse with a detached store / summerhouse [in association with 19/0068/CON]. <i>This approval decision was noted.</i>	
i)		
	Refusal Notices (DEFA Planning Committee) - ntr	
	Appeal Notices (DEFA Planning Committee)	
	18/00802/B Field 622432 (formerly 2432) Adjacent to Dhoon Loop Road, Dhoon, Ramsey Isle of Man. Appeal against the refusal of the erection of an agricultural building. <i>This appeal was discussed. No further instruction.</i>	
	Other Planning Matters - ntr	
195/19	Approval of Minutes	
a)	Approval of minutes of the meeting of the 2 nd October 2019. These were agreed to be a correct record of the decisions made. Proposed, ND . Seconded, JQ .	
196/19	Matters Arising & Other Business	
a)	To discuss first draft Garff Commissioners Staff Handbook. <i>This matter was deferred until the meeting scheduled for the 6th of November 2019.</i>	
b)	To discuss Public Open Space proposals at Reayrt ny Glionney. <i>The clerks reported that a site visit had taken place. A request had been made to Dandara to submit the specification of the low level lighting, and style of safety rails. Some tree planting and turfing would take place once the groundworks had been completed. The installation of steps on the final path dropping to Croit E Quill Road was discussed. Some Members asked if a ramp could have been installed. The clerks had discussed this with the Site Manager and concurred with him that the path was too steep and narrow for a usable ramp to be installed. The recent installation of two play areas in the vicinity was noted. The consensus was that this area would be left as Public Open Space with picnic benches, etc.</i>	
197/19	General correspondence -	
a)	Letter received from residents concerning the use of public shelter on beach front in winter. <i>This correspondence was noted. It was also noted that a decision to store the benches and keep a large portion of the public shelter clear had been made at the last meeting.</i>	
b)	Correspondence - Local Authorities Elections. Comments on proposed date of Thursday 23 rd April 2020. <i>This date was noted.</i>	
198/19	Committee Reports –	
a)	Municipal Association – <i>In the course of discussion of item 194/19.f it had been agreed that JS & TK would raise the matter of the lack of an independent 'agricultural advisor' who could report on planning applications for agricultural premises and facilities. This service had been provided to the planning authority in the past by a qualified DEFA officer. It was felt that this would be of great assistance to the determination of the validity of planning applications concerning proposal for development where an agricultural need was a factor.</i>	JS TK
b)	Northern Civic Amenity Site –	
199/19	Officers' Reports – <i>The clerks reported that government had appointed a Manager from DoI who would be based in an office in their depot on Glen Road to supervise and organise the response of the various government departments (Manx Utilities, DoI, DEFA, Commissioners) to the recent flooding in Glen Road and Laxey Valley.</i>	
200/19	Cooli Roi Report - ntr	

201/19	<p>H&S Report – JS requested that as office staff had participated in the response made on the morning of the flooding they should have access to full waterproof clothing and footwear provided by the Commissioners. Clerks to source.</p> <p>A H&S report had been circulated. There had been no further incidents or observations to report in the period.</p> <p>MR advised that DoI would be approached to assist with sourcing further refresher training for staff in regard to 'working on the highway'.</p>	clerks
202/19	<p>Any Other Business</p>	
	<p>Correspondence: Laxey Fire Station request for a contribution towards purchase of community display fireworks.</p> <p><i>It was Resolved to forward the sum of £850.00 towards this community event.</i></p>	
	<p>Correspondence: Invitation to attend the Divine Service in Andreas Parish Church on Sunday 27th October 2019 at 11.15am.</p> <p><i>This invitation was noted.</i></p>	
	<p>Daffodil planting sessions: to discuss participation at the with Dhoon School (9.30 am Thursday 24th Oct) and Laxey School (9.30 am Wednesday 23rd Oct).</p> <p>JP to assist at Laxey. JS to assist at Dhoon. All Members welcome.</p>	
	<p>To discuss Draft Annual Financial Statements for the year end 31st March 2019.</p> <p><i>The clerks reported that the draft statements would be circulated. The final statements would be signed off at the meeting on 6th November 2019 once they had been made available by the auditors.</i></p>	
	<p>To discuss Petitions for three capital schemes.</p> <p>Petitions to undertake projects to provide the following had been approved previously:</p> <ol style="list-style-type: none"> 1. New public conveniences in Laxey Valley Gardens 2. A replacement street lighting scheme for Mines Road 3. The purchase of the Lady Evelyn Wheel <p><i>MR reported that petitions would need to be submitted to the LGU prior to commencement of these projects. Supporting documents were circulated. ND proposed that all three petitions be submitted. Seconded, JQ. Resolved unanimously.</i></p> <p><i>MR advised that the proposals being developed by the Glen Road Sub-Committee for refurbishment and upgrade of facilities on land opposite the football club may also be subject to the petition process.</i></p>	
	<p>MF referred to the recently conducted 'Rates Modernisation Meetings' to present proposals brought forward by Chris Thomas MHK, the Minister for Policy and Reform. There would be an effect across the whole population with some being faced with much higher rates to pay, although some would pay less. She foresaw problems with various aspects including sole occupancy and those with less financial means such as pensioners, etc. MF felt that full impact assessments needed to be undertaken. The effect of the increase in water rates was potentially very large as it was now the most significant portion of the domestic rates charge. AM pointed out that at this stage in the current parliament it was unlikely that any legislation would proceed. Members agreed to monitor the progress of any forthcoming legislation.</p>	
	<p>AM questioned why it was necessary to close Glen Road until February 2019. This would cause further frustration and inconvenience for residents of Glen Road. This was discussed, it was anticipated that further information would be released by DoI in the coming days.</p>	
	<p>Resident – correspondence from a resident seeking a financial contribution from the Commissioners for a report being commissioned by a residents' group on the options for sewage treatment in Laxey Bay was noted. AM questioned whether such a contribution would be permitted by local authority legislation, adding that in his view it would not be prudent for the local authority to intervene in such a way in this matter; if the Commissioners were minded to procure their own report independently of other groups and organisations then that would be reasonable. The general consensus was supportive of the views expressed by AM; PK stating that this was not the right thing to do. The clerks were instructed to contact the LGU</p>	

	<i>seeking advice on such matters for reference in the future. They were instructed in a response to the correspondent.</i>	clerks
	TK asked a question about how evidence from those affected by flooding was being gathered. PB advised that those affected should fill out the report form which was available on the flood risk management page of the Manx Utilities web site. This was noted.	
	Any Other Business - In Private	
	ECAS site future – ND briefed the Board on the options which were being considered in regard to prepare for the lease agreement expiring on the Middle River site in 2022. The options being discussed were: the extension of the lease with additional land to permit necessary expansion; to purchase a new site. The latter was currently the preferred option as it would give more certainty to operations and plans to expand delivery of the service. ND advised that it was predicted that this would give an increase in the region of £900 to the portion contributed by Garff. It was anticipated that a decision would be made by December 2019. These matters were noted by Members.	
203/19	Matters in Private	
a)	Arbor Barber estimate for felling 4 trees alongside the Laxey River on Glen Road; BMX track through to the Tennis Courts. <i>It was noted that this work was necessary as the recent flooding had significantly undermined the riverbank. It was agreed that this work should be approved.</i>	
	Date of next meeting: 6 th November 2019	