

# GARFF PARISH DISTRICT COMMISSIONERS

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

### Minutes

Wednesday 6<sup>th</sup> November 2019, 7.00 pm

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

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

**Apologies:** Mr N. Dobson (ND)

**7.00 pm** **Public Session – JS** noted that 19 members of the public were in attendance, advising that he had been informed that a large number had indicated they wished to observe discussion of item 205/19/c in regard to information disseminated by the 'Best 4 Laxey' Group and related material issued to the Commissioners by Manx Utilities. As a consequence of this wish Members agreed to bring the item forward to the beginning of the meeting along with transaction of item 211/19.a (correspondence) from Members of the public regarding the proposal from Manx Utilities for a sewage treatment facility on the Cairns site in Laxey.

**205/19.c** To note and discuss leaflets circulated by the 'BEST for Laxey' group & a rebuttal leaflet from Manx Utilities (both leaflets circulated 01.11.19).  
**JS** reminded Members that no planning application for the Cairns facility had been received to date. It was noted that at the public meeting held (10.10.19) to discuss the recent flooding, representatives of Manx Utilities had advised the public that the planning application had been put on hold. The documents from the two organisations had been circulated and considered. **JS** stated that it was incumbent on the Commission to make information available. He went on to propose that the two documents be published on the Commissioners social media. This was seconded by **TK** and unanimously agreed. The clerks were asked to undertake this instruction. **MR** was instructed to make copies of the Manx Utilities document to be made available to those member of the public present. This instruction was carried out during the discussion.  
**JS** proposed that a public meeting be called once a planning application had been submitted. This was seconded by **JP** and agreed. The consensus was that the Board should decide now to hold a public meeting once the application was submitted. This was agreed. It was also agreed that the Commissioners request an extension be granted to permit adequate time for the meeting to be organised and take place. There followed some discussion of when the application would be submitted. It was noted that Manx Utilities had not provided a date for submission. **MR** reported that responses to the planning application could be submitted to the Commissioners, but to be considered the process required that responses were submitted directly by all interested parties. The discussion closed.

clerks

**211/19.a** 14 items of correspondence received over 14 days prior to the meeting in regard to the proposals from Manx Utilities for a sewage treatment plant at the Cairns site in Laxey. These documents had been circulated. It was noted that the 14 stated opposition to the proposals. The clerks reported that one item of correspondence supporting the proposals had been received on the day of the meeting. The latter had also been circulated. All 15 items of correspondence were noted. They would be placed in the appropriate file. No further instruction given. The discussion closed. 14 Members of the public left the meeting room.

### **203/19 Planning Matters**

**Planning Applications –** the clerks were instructed to submit comment on each application as per the following instructions.

clerks

**a)** 19/001125/B Mariners House, Back Shore Road, Laxey IM4 7DQ. Installation of replacement front door and additional use of residential property as tourist living accommodation. There were no objections to this application.

b)	19/01110/B The Cliffs, Fairy Cottage, Laxey IM4 7BR. Alterations and erection of extension to rear elevation. Comments opposing the application from the MER were discussed. It was noted that the proposals did not extend the built structure beyond the 'building line' formed by adjacent properties. <i>There were no objections from Members to this application.</i>	
c)	18/01121/B Tower Farm, Mountain Road, Ramsey. Refurbishment and rebuilding of redundant farmhouse and outbuildings including extension and relocation of vehicular access. <i>Amended plans. MF expressed disappointment that the Commissioners request for the re-siting of the crossing point for the path way between the Ballure Reservoir car park and the Albert Tower path made in April 2019 had not been acknowledged at all. This was a 'missed opportunity' to improve the safety of pedestrians. MF proposed writing to the planners and the applicant's agent to strongly re-iterate the request. This was seconded by JP and resolved. The clerks were instructed accordingly.</i>	clerks
d)	19/001143/B The Anchorage, Port e Vullen, Ramsey IM7 1AP. Alterations and erection of extension, erection of replacement bridge to front and new bridge at rear and creation of sun decking. This application was noted and considered in detail, particularly its location in a sensitive location. Discussion of the reasons and conditions of the approval of 09/01099/B were also discussed. The visual impact the proposals was considered, as was the process of the submission of 'incremental' applications. Comments from the owner of a neighbouring property expressing concern with the application were considered. The clerks were instructed to comment on these matters and seek clarification of the current use status of the 'annexe' as a facility for tourists.	
e)	19/01138/B Barroose House, Barroose Road, Baldrine IM4 6AR. Variation of condition 1 of approved PA 14/01135/B, Variation of condition 1 of approved PA 12/01254/B (retention of existing marquee) to extend period of permission by five years. <i>There were no objections to these proposals.</i>	
f)	19/00243/B Cranleigh Ville, Glen Road, Laxey IM4 7AB, Demolition of existing dwelling and erection of three dwellings with associated works and access (in association with (19/00244/CON). Additional information. <i>Correspondence from immediate neighbours of this site had been circulated and were considered. The owners of 2 Rosedene Cottages were invited to address the Commissioners in regard to catastrophic flooding at their property in 2002, 2015 and 2019. The situation endured was noted by Members. The report commissioned by Manx Utilities was noted. PB reported that his practical experience of flooding at Cranleigh Ville and the immediate properties was contrary to the findings in this report. This experience was graphically authenticated by the statements included in the correspondence received. The assertion that the proposed development would lessen the impact was noted and robustly challenged by Members; the suggestion was Rejected by the Board. The clerks were instructed to Object to this planning application. There followed discussion of opportunities to use the site to capture storm water that had been discussed in the past.</i>	
g)	19/01149/B Garth Cottage, Ballaragh Road, Laxey IM4 IM4 7PH. Alterations, erection of lower ground floor extension with terrace above and erection of a ground floor extension. <i>There were no objections to this application.</i>	
	<b>Approval Notices (DEFA Planning Committee) – The following approvals were noted by Members. No further instruction.</b>	
h)	19/00975/B Aegir Croit E Quill Road Laxey Isle Of Man IM4 7JJ. Erection of an extension to side elevation – Approved 24.10.2019.	
i)	19/00947/B 2 Captains Hill, Laxey, Blocking up of doorway and creation of sliding doors to rear elevation – Approved 31.10.19.	
j)	19/01038/C Bramalea, Highfield Drive, Baldrine, Additional use of dwelling as tourist accommodation – Approved 30.10.19.	
	<b>Refusal Notices (DEFA Planning Committee) – The following refusals were noted by Members, No further instruction.</b>	

<b>k)</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 – Refused 25.10.19	
<b>l)</b>	19/01042/B Stoneycroft, Clay Head Close, Baldrine, Erection of shed – Refused 31.10.19.	
	<b>Appeal Notices (DEFA Planning Committee) - ntr</b>	
	<b>Other Planning Matters - ntr</b>	
<b>209/19</b>	<p><b>Cooil Roi Report</b> – <i>This matter was brought forward for discussion at this stage of the meeting. JM had circulated a report on the 01.11.19. This was noted.</i></p> <p><i>A motion to transfer all loans relating to Cooil Roi from government to HSBC was put by JS. This would reduce the rate of interest charged. The motion was seconded by AM and Resolved.</i></p> <p><i>JM advised a session of GDPR training for Members would take place at 7.00 am at the meeting on the 20<sup>th</sup> of November. This was noted.</i></p> <p><i>There followed discussion of the staff training provided by the Authority, JM outlined the 'minimum' recommended by government. It was noted that Garff Commissioners provided all those listed and more to its staff; safeguarding training was provided to this staff at Cooil Roi and would be offered to all Members of staff in due course. It was agreed that JM could advise the HR Forum on which she represented the Commissioners that Garff would follow the recommendation. This was noted.</i></p> <p><i>It was agreed that JM and JP should plan an event to celebrate VE day on Friday 8<sup>th</sup> May 2020. JP proposed that £2,000 from the maintenance budget at Cooil Roi be used to refurbish the lounge. This was seconded by AM and Resolved.</i></p> <p><i>There followed discussion of development of the former 'Princes Motors' Site as Sheltered Housing. JM advised that she had been in discussions with government and asked Members to note the 'needs study, she had circulated. JM advised that this demonstrated a need for additional units in Laxey. She advised that initial talks had also been undertaken with a developer. It was noted that the construction of additional sheltered housing at a site in Laxey could provide opportunity for the building of purpose built offices for the Commission. This would release 35 New Road for other purposes. There followed a discussion of these options and general discussion of associated matters such as Sheltered Housing provision in outlying areas of Lonan and Maughold. It was noted that the Authority was also a party to the operation of Sheltered Housing in Ramsey. AM stated that he was opposed to the development of the Princes Motors Site as was being proposed. Further discussion followed. JM suggested issuing a 'call for sites' suitable for development as sheltered housing and produced a draft of an advert to this effect. This was circulated and noted. The consensus was that this would ensure that all possibilities would be considered. This was proposed by JS, seconded by JP, and agreed. JM was instructed to publish the advert in due course.</i></p>	
<b>204/19</b>	<b>Approval of Minutes</b>	
<b>a)</b>	Approval of minutes of the meeting of the 16 <sup>th</sup> October 2019. <i>These were agreed to be a correct record. Proposed, MF. Seconded, TK. Resolved.</i>	
<b>205/19</b>	<b>Matters Arising &amp; Other Business</b>	
<b>a)</b>	<p>Floods: To report on the flood response being coordinated and undertaken by DOI.</p> <p>To Note: Report on gulley pot cleaning on the Sheading's minor roads submitted as part of FoI request IM210979I (<i>circulated 01.11.19</i>).</p> <p><i>The clerks reported on the checks of gulley pots that were made on the Sheading's minor roads. The report submitted in relation to an FoI request had been circulated and noted. There was no further instruction.</i></p>	
<b>b)</b>	<p>To consider the Document 'Just in Case' (compiled by Alice Quayle) outlining flood precautions that residents can take (<i>circulated 31.10.19</i>).</p> <p><i>This document was noted with interest. Ms. Quayle was thanked for forwarding the document which had been circulated in Ramsey in 2014 following flooding there. JP proposed some amendments that the Commissioners could amend to focus the document on Laxey and Garff. MR reported that Ms. Quayle that she would be happy to assist with any amendments. PB suggested amalgamating the information with further information issued by Manx Utilities. The</i></p>	

	<i>clerks were instructed to draft a version for circulation in Garff. This to be submitted for approval at a future meeting.</i>	
<b>c)</b>	To note and discuss leaflets circulated by the 'BEST for Laxey' group & a rebuttal leaflet from Manx Utilities <i>(both leaflets circulated 01.11.19)</i> . <i>This matter had been transacted.</i>	
<b>d)</b>	Commissioners Diary: To discuss the need for dates of events/meetings to be forwarded to Clerk's office regularly. <b>JS</b> <i>proposed a different format for the diary listings. A copy of this was passed to the clerks for implementation. Members were asked to forward upcoming dates for meetings to the office on a regular basis. This was noted by Members.</i>	
<b>e)</b>	To discuss replacement of the tennis court fence. <i>MR reported that the tennis court fence, which was scheduled for replacement during the Glen Road refurbishment scheme, had been further damaged during the floods. Quotations had been requested from on-island companies. It was agreed that the fence should be replaced as soon as possible. Further discussion of the quotations was reserved until the private session for contractual reasons.</i>	
<b>f)</b>	Notice of Motion- Nigel Dobson – Laxey Promenade Beach Huts: to create a public seating/viewing area above and retain 3 beach huts for public rent/hire. <b>JS</b> <i>took up this motion in NDs absence. The motion was seconded by MF. JS stated that all the previously discussed options were still on the table, adding that this motion sought investigation of what may be a more affordable option. There followed discussion of the proposal to remove the upper storey and install a 'terrace, viewing platform' with railings, etc. It was noted that planning permission would be required for this and the other options being considered. PK stated that in his opinion the most sensible option was the proposal to lease the building. JS terminated the conversation at this point, requesting that any discussion that referred to specific businesses or individuals would have to be conducted in private.</i> <b>AM</b> <i>proposed an amendment for the investigation of a second proposal alongside the proposal in the original motion. This involved the demolition of the whole structure and the construction of a new single storey structure incorporating conveniences/changing rooms to include disabled facilities. There would be a similar terrace above with adequate access. This was seconded by TK and Resolved by 7 votes to 1 (PK).</i>	clerks
<b>g)</b>	Isle of Man Local Government Pension Scheme Discretionary Polices – Email from Douglas Borough Council stating that there is a requirement under the regulations to determine policies concerning the criteria that will be considered when making a decision about the use of employing authority discretions. Recommendation that Garff Commissioners adopt Douglas Borough Councils polices. <i>This matter had been circulated. It was agreed that a decision should be reserved until Members had had opportunity to read the document.</i>	Members
<b>h)</b>	Finances - Approval of Audited Financial Statements - The Financial Statements for the Year End 31st March 2019 to be presented to the Board for approval. The Financial Statements had been given clearance by the auditors, received at the office and circulated to Members. <i>Draft copies of the Statements had been circulated prior to the 16<sup>th</sup> October meeting. Copies of the final audited statements had been circulated prior to this meeting. Copies were made available at the meeting. The Board Resolved to receive, accept and approve the Statements as prepared by the Auditors. Proposed. JP. Seconded, AM. JS (Chair) and MR (RFO) duly signed copies of the Statements. The clerks were instructed to post the statements on the Commissioners web site in due course.</i>	
<b>206/19</b>	<b>General correspondence -</b>	
<b>a)</b>	Email letter from Daphne Caine giving dates for next year's political surgeries. <i>These dates were noted. The clerks were instructed to record them on the calendar.</i>	clerks
<b>b)</b>	Discuss correspondence from Richard Dangerfield on Groudle glamping proposals. <i>The observations from Mr Dangerfield on the decision made by the Commissioners to recommend refusal of the application to the Planning Committee was discussed in detail. The correspondence had been circulated. AM stated that the Board had objected to the application</i>	

	<i>for different reasons to the Groudle Glen Railway organisation. The Commissioners were opposed to the visual impact that the development would have on views from the surrounding landscape whilst the GGR representatives had been concerned about the impact on views from the train itself. JQ re-iterated that he had sympathy for the idea, but still felt that this was not the right site for such development. It was noted that the Board had several other objections to the proposals as expressed in the minutes of the meeting held on the 21<sup>st</sup> of August 2019. These were also reconsidered in the light of the comments Mr Dangerfield had made. The consensus being that the objections should remain. The clerks were instructed to reply to Mr Dangerfield.</i>	clerks
c)	Discuss email from Nigel Howard re: street lighting for Port Lewaigue Close and the surrounding area. <i>There followed discussion of this request. MF reported that this was the first such request that had been submitted to the Commissioners in her time as a Member. It was also noted that during the period of consultation on the installation of Fibre Optic Broadband, the residents had expressed opposition to the installation of poles even though MT had suggested dual use as lighting during the public consultation. The presence of 'Dark Skies' locations at Port Lewaigue and Ballure Reservoir were also noted and the Commissioners commitment to this project. The clerks were instructed to write to the resident giving the reasons for declining the request at this stage.</i>	clerks
d)	Invitation to German Parish Commissioners Civic Service 11am Sunday 24 <sup>th</sup> November 2019. <i>This invitation was noted.</i>	
e)	Invitation to the 'Tynwald Christmas Carol service' Thursday 12 <sup>th</sup> December, 1.10 pm. <i>TK to attend.</i>	
<b>207/19</b>	<b>Committee Reports –</b>	
a)	<b>Municipal Association – TK &amp; JS</b> <i>had attended the October meeting and briefed Members. Minister Harmer (DoI) had been in attendance, the merger of local authorities, recycling, drainage, induction training for Commissioners and the possibility of a joint civic service had been discussed.</i>	
b)	<b>Laxey &amp; Lonan Heritage Trust – TK</b> <i>advised that membership had increased in the last period. A talk on Manx Lighthouses by Charles Guard was taking place at the WMI on the 15<sup>th</sup> November. The passing of Mr Tony Wild was noted. His contribution to the L&amp;LHT had been instrumental in its success, particularly the Great Laxey Mine Railway. It was agreed that a letter of condolence should be forwarded to Mr Wild's family. PK proposed that a letter be also sent to the Trust noting the sadness of Members on the passing of Mr Wild. PK referred to a talk on the 'water wheels of Man by Andrew Scarffe and John Kaighen that he had attended: this had been very interesting and informative,</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 – ntr</b>	
f)	<b>Eastern Civic Amenity Site Joint Committee – TK</b> <i>reported that Members of the Committee had visited a potential site for the facility.</i>	
g)	<b>Northern Civic Amenity Site – JQ</b> <i>reported that 3 new Members of staff had been engaged to replace those who had resigned in the summer. An audit of plant and machinery had resulted in the replacement of several items, and it was also noted that other items would need to be replaced in the coming months. This had contributed to a shortfall in finances for the year which would mean that all the northern authorities would have to contribute an additional charge. JQ advised that part of the shortfall had also been caused by the success of the site – it was putting through more material, particularly green waste.</i>	
h)	<b>Northern Swimming Pool Board - ntr</b>	
i)	<b>Northern Sheltered Housing Committee -MF</b> <i>updated Members on the progress of the construction of new sheltered housing at the Mayfield site in Ramsey. This was noted.</i>	
j)	<b>Waste Management Steering Group - ntr</b>	
k)	<b>Employment Sub-Committee - ntr</b>	
l)	<b>Glen Road Recreation Area Sub-Committee - ntr</b>	

<b>208/19</b>	<b>Officers' Reports</b> – <i>A report on the progress with a range of projects being undertaken by the Commissioners had been circulated and noted.</i>	
<b>209/19</b>	<b>Cooil Roi Report</b> – <i>Report circulated 01.11.19. This matter was transacted as recorded above.</i>	
<b>210/19</b>	<b>H&amp;S &amp; Maintenance Report</b> – <i>Report circulated 01.11.19. This was noted. No further instruction. JM advised that there were no H&amp;S incidents or observations to report during the period.</i>	
<b>211/19</b>	<b>Any Other Business</b>	
a)	14 items of correspondence received over 14 days prior to the meeting in regard to the proposals from Manx Utilities for a sewage treatment plant at the Cairns site in Laxey. <i>This matter had been transacted as recorded above.</i>	
b)	To advise of any changes in regard to Declarations of Interest Information submitted by Members. <b>JS</b> requested that the clerks arrange opportunities for Members to update the Commissioners' records.	clerks
c)	Request from the Visit Laxey Valley Organisation for <b>JS</b> to join as Director of the charity. <i>This matter was noted by Members. No further instruction.</i>	
d)	<b>JS</b> advised of the re-opening of the Glen Mona Hotel under new management. <i>This was welcomed by Members.</i>	
e)	<b>JP</b> advised that a hedge cutter was operating on the main A2 Highway without any apparent warning signage. The clerks were asked to contact DoI who are responsible for hedge cutting on the main Highway.	clerks
f)	<b>AM</b> reported that the lights were not operating in Laxey Village Square. Clerks to advise DoI.	Clerks
g)		
<b>212/19</b>	<b>Matters in Private</b>	
a)	To note: Replacement of office photocopier. This matter was discussed and resolved.	
b)	3 items of correspondence in regard to the Public Shelter on Laxey Promenade. <i>This matter was noted.</i>	
c)	To discuss replacement of the tennis court fence. <i>This matter was discussed. It was noted that the fence had been damaged during the recent floods. The clerks given instruction to obtain a replacement.</i>	
	Meeting Closed 10.06 pm	Date of next meeting: 20 <sup>th</sup> November 2019