

GARFF PARISH DISTRICT COMMISSIONERS

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

Minutes of the Meeting

Wednesday 4th December 2019, 7.00 pm

Present: Mr J. Smith (JS) (Chair), Mrs J. Pinson (Vice-Chair) (JP), Mr N. Dobson (ND), 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 M. Royle (MR), Deputy Clerk/RFO, Mrs J. Mattin (JM), Housing Manager. *(4 Members of the public)*

Apologies: Mr P. Burgess (PB), Clerk.

7.00 pm Public Session

JS advised that he had had a request from Mr Tomlinson to speak to the Board in regard to a forthcoming Tynwald motion. It was agreed that Mr Tomlinson could address the Board. Mr Tomlinson referred to his interest in the forthcoming Motion put by the DEFA Minister, Mr Boot, that 'Tynwald approves the 2006 Bathing Water Directive Document' (copies had been circulated to Members prior to the meeting). He stated that generally this was a strategy that could only be viewed positively; the Manx Utilities proposal for Laxey would undoubtedly improve standards, which was desirable. His particular concern was the assumption it made in regard to how sewage generated in Laxey is treated and emitted in future. There was an assumption in the document that the model of treatment adopted in Laxey would be IRBC at the Cairns Site. He stated that he was requesting that the Commissioners write to government asking for a 3-month delay before Tynwald considered approving the document.

Mr Tomlinson advised that in Appendix 1 of Part 2 of the document it indicated that under the proposals they were not planning to do anything to designate Garwick as a 'Bathing Beach'. Mr Tomlinson referred Members to Appendix 1 in the document. **JP** questioned this noting that at the point in the document it stated that 'a sewage treatment works was to be installed' at Garwick. **ND** added that in his understanding Manx Utilities had always planned to install a treatment works at Garwick, but they had said it would be a few years after installing a plant in Laxey. Mr Tomlinson asked if it would not be sensible to have Garwick designated in the same way as Laxey as a 'Bathing Beach' and to deal with both Laxey and Garwick at the same time in one hit; a situation he advised which the pumped option would give. Members noted that other beaches such as Port Lewaigue, Cornaa, and Port Mooar were not in the list for designation and that it was actually up to local authorities to apply to the Department to have a beach designated if they so wished. **JQ** added that all would be subject to this and to Planning consideration. **AM** stated that the current water quality figures suggested that treatment of sewage in Laxey Bay would mean that the 2006 Bathing Water Directive 'Good' Standard would be met once a plant were installed, potentially giving less urgency to any actions to improve the Garwick Outfall. There followed a discussion of the indication that the 2006 Bathing Water Directive would be revised by the EU in 2020 as was indicated in the document. MR advised that advice from DEFA had been sought on this and the revision from the EU meant that the threshold for meeting the 2006 BWD standard would be raised by the EU from 'Sufficient' to 'Good' water quality. It was noted that the Manx Utilities proposal for a treatment plant at the Cairns Site had been designed to attain the 'good' standard which would be introduced by the EU in 2020. Section 7 of the 2006 BWD document was read and it was noted that it confirmed that the "sufficient standard will be removed". The direction of tidal flows from Garwick were also discussed. **AM** asserted that the flow from the Garwick outfall did not move north to Laxey

	<p><i>Beach. PK referred to his experience of these flows and confirmed that, because of 'eddies' close in to the shore, the flow from Garwick went around the Head and out of Laxey Bay.</i></p> <p><i>ND stated that, notwithstanding this, it was a reasonable to assume that approval of the 2006 BWD document by Tynwald could prejudice the Planning Committee or an Inspector when they considered the forthcoming application from Manx Utilities for the works at the Cairns site. MF expressed concern that the timing of the approval would 'tie us down' to this option; she felt that the three-month postponement of debate of the document by Tynwald, as proposed by Mr Tomlinson, was an option worth considering. AM stated that in his view the Commissioners should not intervene as the strategy 'does not set things in stone' as described.</i></p> <p><i>JS proposed that a letter be sent to Mr Boot requesting a 3-month delay to permit all parties time to assess the implications of the strategy for Laxey. This was seconded by TK. A vote took place with 7 Members voting For the motion & 1 Member Against. 1 Member signalled abstention. The clerks were instructed to write the letter to Mr Boot requesting the delay.</i></p> <p><i>Mr Tomlinson was thanked for his address. JS closed discussion of the matter.</i></p>	
224/19	Planning Matters	
	Planning Applications	
a)	<p>19/01272/B Veg Veen Cottage, Glen Road, Laxey IM4 7AN. Alterations, erection of rear two storey extension and provision for the installation of temporary posts and flood barriers.</p> <p><i>There were no objections to this application. JP requested that Manx Utilities were asked to assess if the proposals would affect storm water flows in the vicinity. This was agreed.</i></p>	
b)	<p>19/01280/B Kionehenin, Dhoon Loop Road, Dhoon, Maughold, IM7 1HP. Erection of an agricultural building for livestock, stabling and agricultural equipment.</p> <p><i>Members expressed concern about the size and scope of the shed on the visual amenity in this prominent location. The sensitive nature of the coastal location was noted in this respect, as was the range of planning policy and guidance which presumed against development in the countryside. The Clerks were instructed to submit objection to the proposals. The refusal of a much smaller agricultural barn in a much less prominent location also in Dhoon was noted.</i></p>	
c)	<p>19/01280/B Kionehenin, Dhoon Loop Road, Dhoon, Maughold, IM7 1HP. New roof cladding to summerhouse.</p> <p><i>There were no objections to these proposals.</i></p>	
d)	<p>19/01292/C Glen Mona Hotel, Glen Mona, Maughold. Temporary use of public house garden to provide camping for the duration of the TT and MGP Festival of Motorcycling with use of existing facilities and parking during these periods.</p> <p><i>There were no objections to these proposals.</i></p>	
e)	<p>19/01288/B 7 Rivers Court, Glen Road, Laxey, IM4 7AG. Replacement windows to front and rear elevations, replacement front and rear doors.</p> <p><i>There were no objections to these proposals.</i></p>	
f)	<p>19/01063/B Right of Field 624235, Via Ards to Cornaa, Cornaa, Maughold. Creation of a dwelling with associated landscaping and access road and erection of detached storage building. [Amended Plans]</p> <p><i>There were no objections to these proposals.</i></p>	
g)	<p>19/01303/B Gumtree Cottage, Glen Road, Laxey IM4 7AJ. Installation of a flue (retrospective).</p> <p><i>There were no objections to these proposals.</i></p>	
	Approval Notices (DEFA Planning Committee) - ntr	
	Refusal Notices (DEFA Planning Committee) - ntr	
	Appeal Notices (DEFA Planning Committee)	
h)	<p>18/00870/C Liverpool Arms Main Road Baldrine IM4 6AE Change of use from Public House to residential property.</p> <p><i>It was noted that the Appeals Inspector had confirmed the original refusal decision. It was noted that the applicant would now have to market the property as a public house as is directed in Community Policy 4 of the IOM Strategic Plan.</i></p>	

	Other Planning Matters - ntr	
225/19	Approval of Minutes	
a)	Approval of minutes of the meeting of the 20 th November 2019. These were agreed to be a correct record. Proposed, ND . Seconded, JP . Resolved .	
226/19	Matters Arising & Other Business	
a)	<i>Deferred from meeting 20.11.2019. To discuss: "Do Garff Commissioners have any restrictions or guidelines with respect to the claiming expenses?" Question tabled by (AJM) in email correspondence received 18.11.19.</i> <i>A discussion took place of the kinds of activities and Commissioners' business for which Members can claim an attendance allowance. PB had circulated the legislation on this matter along with guidance notes. It was noted that if a Member attended a meeting or function to represent the Board in an official capacity, they could make a claim. These were discussed. Several examples were also outlined and discussed. AM referred to the forthcoming local government elections and suggested that guidance notes be issued to Members of the new Board when it was formed in the Spring of 2020. This was agreed.</i>	
227/19	General correspondence -	
a)	Streetlight column testing - Manx Utilities letter - Decision needed as to whether to progress with any survey options for non-destructive testing of street-light columns. <i>The clerks were asked to obtain further details of the process from Manx Utilities. They were also instructed to investigate whether other suitably qualified organisations could undertake this work.</i>	
b)	Chair of the Council of Minister's Libraries Working Party -letter of explanation and information request. Discuss response required. <i>This matter was discussed. MF outlined how important the mobile library services were for more elderly and for vulnerable residents in the Sheading. It was noted that the library calls in many locations across Garff. The clerks were instructed to respond accordingly.</i>	clerks
c)	Request for Stall – Mrs J S Souther requested permission to have a hat stall in the public shelter on the prom on Wednesdays. <i>This proposal was discussed. It was noted that the Commissioners had previously declined an application from a trader to set up a clothing stall on the Promenade. Members had concluded that the sale of clothing from a temporary stall would be appropriate on the Laxey Promenade. This application was given further consideration, the outcome being that the application was declined. The clerks were instructed to advise the applicant.</i>	clerks
d)	Consultation on electoral legislation –Letter and documentation received from Richard Parslow, Head of Crown and Elections team, Cabinet Office. Discussion required in order to give any feedback on aspects of the two Bills prior to the 6 th January 2020 deadline. <i>The consultation documents had been circulated. MF raised a concern with the proposal to abolish the edited version of the electoral register. Due to the volume of information in the documents it was agreed to defer further consideration of the matter until the meeting on the 18th of December.</i>	
e)	Garff Kites and Castles day – Correspondence from Martyn Perkins MHK. <i>The proposals from Mr Perkins for a 'Garff Kites and Castles Day' were discussed with great interest. It was felt, however, that the wide range of events suggested would require the setting up of a committee to plan the event. Members felt that Mr Perkins suggestion could be taken up for 2021 with a committee being formed in mid 2020. Clerks to liaise with Mr Perkins.</i>	clerks
228/19	Committee Reports – ntr	
a)	Municipal Association – JS & TK had attended. Adrian Cowin from the Met Office had addressed the group.	
b)	Laxey & Lonan Heritage Trust – ntr	
c)	Laxey & Lonan Sports and Community Facilities – ntr	
d)	Northern Traffic Management Liaison Committee – ntr	

e)	Northern Neighbourhood Policing Team Community Partnership meeting – ntr	
f)	Eastern Civic Amenity Site Joint Committee – ND instructed the RFO to include a further £1,000 in the budget for this facility to allow for additional admin & operational costs.	clerks
g)	Northern Civic Amenity Site – ntr	
h)	Northern Swimming Pool Board - ntr	
i)	Northern Sheltered Housing Committee - ntr	
j)	Waste Management Steering Group – ND reported that Stephanie Gray from DoI had attended with further suggestions for a new site for ECAS.	
k)	Employment Sub-Committee – ntr	
l)	Glen Road Recreation Area – JP asked that a date be set for a meeting in the New Year.	clerks
229/19	Officers' Reports - ntr	
230/19	Cooil Roi Report – ntr	
231/19	H&S & Maintenance Report –	
232/19	Any Other Business	
a)	Consideration of meeting dates in January. <i>It was agreed that meetings should take place on the 8th and 22nd of January. Noted by Members.</i>	
b)	letters of support for Laxey Post Office. <i>There have been 16 emailed letters and 3 written. These had been circulated and were noted.</i>	
c)	To discuss Estimates for YE 2021. <i>An initial report had been circulated which summarised the current financial position and gave broad indications of the various options for setting the YE 2021 rate. These were noted. MR advised that further information would be issued prior to the 18th December meeting.</i>	
d)	Tynwald Order paper for 10-dec Reports - A Strategy for the Adoption of the 2006 Bathing Water Directive Standards in the Isle of Man [GD No 2019/0087]. <i>This matter had been dealt with at the beginning of the meeting.</i>	
e)	<i>MR advised that further information had come in from the Church Authorities in regard to the transfer to the local authority of the field beside the Dhoon Church. This information would be on the agenda of the next meeting.</i>	
f)	<i>PK advised Members that he had been shown an idea for 'water bollards' that could be considered high upstream to catch river debris before it reached the village. This was noted.</i>	
g)	<i>MF referred to the land dispute at the Crossags Farm in Maughold where a dwelling had been erected without planning permission. Ownership of the site was disputed. JQ referred to the forthcoming 'Northern Area Plan' and how this might designate land. MF proposed a site visit by the Commissioners to assess the situation. This was agreed. MF to organise a date/time.</i>	MF
h)	<i>PK asked if the drop below the new steps on Laxey Beach had been reported to DoI. MR reported that this had been done several times. JP advised that she had also reported it to DoI and had been told that the matter was in hand.</i>	
233/19	Matters in Private <i>No matters were transacted in Private Session.</i>	
	JS declared the meeting 'closed' at 9.40 pm. Date of next meeting: 18 th December 2019	