

GARFF PARISH DISTRICT COMMISSIONERS

Mid-Meeting at Commissioners' Offices, 35 New Road, Laxey

Minutes of the Meeting

Wednesday 8th January 2020, 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 (AJM), Mr. J. Quayle (JQ).

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

Apologies: Mr J. Quayle (JQ), Mrs J. Pinson (JP).

7.00 pm	Public Session	
01/20	Planning Matters	
	Planning Applications	
a)	19/01372/B 6 Riverscourt, Glen Road, Laxey, Replacement of first floor windows, ground floor kitchen window and rear door with pvc units, and replacement front door with composite door. <i>There were no objections to these proposals.</i>	
b)	19/01395/B 10 Church Close, Lonan, replacement of conservatory roof with tiled roof and installation of a flue. <i>There were no objections to these proposals.</i>	
c)	19/01400/B Fairfield, Agneash, Erection of a detached log cabin to provide a hobbies room. <i>The rural location of this development was considered as was the size and scope of the structure. Notwithstanding these considerations there were no objections to these proposals. The Board agreed to defer to the Planning Committee and reserve further comment.</i>	
d)	19/01403/B Cronk Aashin, Ballaskeig, Ballafayle Road, Cornaa, Erection of a detached building to provide a studio in association with existing dwelling. <i>The 'contemporary' design of the structure was noted. It was felt that it would be complementary to the main dwelling. There were no objections to these proposals.</i>	
e)	19/01420/B Glen Royal, Glen Road, Laxey, Isle of Man IM4 7AP. Alterations to side elevation to remove windows and install bifold door. <i>There were no objections to these proposals.</i>	
f)	19/01419/B Mariners House, Back Shore Road, Laxey, Isle of Man IM4 7DQ. Replacement of existing UPVC windows to second floor rear bedroom with UPVC emergence egress windows. <i>There were no objections to these proposals.</i>	
g)	19/01436/B Jesmond Port Lewaigue Close, Port Lewaigue, Ramsey IM7 1AH. Alterations including replacement of window and door with sliding doors and extension of external steps. <i>There were no objections to these proposals.</i>	
h)	19/01435/B Land West of Rosebank and Opposite Laxey Camp Site, Quarry Road IM4 7DU. Erection of a detached dwelling. <i>The size, scope, and design of the proposed dwelling were considered, as was the provision of parking and accessibility onto the property for related vehicles. There were no objections to these proposals.</i>	
	Approval Notices (DEFA Planning Committee) -	
i)	19/0125/B Glen Road Recreation Area, Laxey, Replacement of existing chain link fence around tennis court with Zaun 'ball stop' fence – Approved 19.12.19. <i>This decision was noted.</i>	
j)	19/01232/B Minorca Chapel, Minorca Hill, Laxey, Alterations and erection of a garden room with balcony above – Approved 24.12.19. <i>This decision was noted.</i>	
k)	19/01239/B Sandhurst Cottage, Minorca Hill, Laxey, Erection of garden room extension and storm porch – Approved 24.12.19. <i>This decision was noted.</i>	

l)	19/01281/B Kionehenin, Dhoon Loop Road, new roof cladding to summerhouse – Approved 24.12.19. <i>This decision was noted.</i>	
	Refusal Notices (DEFA Planning Committee)	
m)	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>This decision was noted.</i>	
n)	19/01207/B – Woodcroft, New Road, Laxey, IM4 7HS. Creation of parking area within part of front garden and associated works. <i>This decision was noted.</i>	
	Appeal Notices (DEFA Planning Committee) - ntr	
	Other Planning Matters	
o)	19/01292/B Glen Mona Hotel, Change of use of garden area to camping site. To consider copy correspondence of a letter to the Planning Authority from a resident (dated 17.12.19). <i>This correspondence had been circulated to all Members and was considered. Members noted the correspondent's assertion that this summer had not been a full test of the camp site as it had not had a large number of campers. The clerks were given no further instruction at this stage.</i>	
p)	19/00243/B Cranleigh Ville, Glen Road, Laxey, Demolition of existing dwelling and erection of three dwellings with assoc. works and access, etc – <i>Additional information to note (circulated 02.01.20).</i> <i>This material had been circulated and was noted. Three letters from separate residents in the vicinity had also been received and were also noted. The clerks were given no further instruction at this stage.</i>	
02/20	Approval of Minutes	
a)	Approval of minutes of the meeting of the 18 th December 2019. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed ND, Seconded, AJM.</i>	
03/20	Matters Arising & Other Business	
a)	PK initiated a discussion of the management of Laxey Beach. He asked if the large stones could be removed and taken to the southern end of the beach as they were inhibiting access. AJM suggested that the tides may only bring them back in a short time. AJM added that an alternative access point was the slipway a little further along for those who found it more difficult to access at the steps at the harbour end. JS pointed out that there were several contradictory versions of what 'beach management' should involve. MF referred to the beach management policy at Douglas Bay for which the Corporation had engaged a consultant to provide a report. It was suspected that this may be more focussed upon management of the seaweed. The clerks were instructed to gather information from Douglas. AJM referred to the possibility that new proposals for a sea wall may come forward in the future. If that did occur then a programme of 'beach management' could be researched and considered at the same time. <i>The discussion of this item ended.</i>	
04/20	General correspondence -	
a)	Station Officer, Laxey Fire Station – correspondence thanking the Commissioners for support towards their bonfire & firework event. <i>This correspondence had been circulated and was noted.</i>	
b)	Resident – in regard to dog fouling in the vicinity of Laxey Promenade (dated 31.12.19). <i>This email correspondence along with additional email correspondence from a second resident on the subject (dated 02.01.20) had been circulated and was considered. Members noted that the resident had come across dog fouling on Laxey Promenade whilst walking with her grandchildren. Members expressed regret that this had occurred. The clerks outlined that the Promenade was checked early in the day on each weekday. Subsequent to receipt of the correspondence the area had been scoured and two incidents of dog fouling had been removed. Staff had advised that dog fouling has to be cleared from the Promenade from time to time but the number of incidents had reduced in recent years. Staff reported that Ramsey Road in Laxey was a particularly blighted area along with the Laxey Valley Gardens. Campaigns had been conducted in both areas during 2018 and a further would be considered later this year. The clerks proposed the purchase of two plastic bag dispensers to be installed on the Promenade as well as additional signage on the pavement side. This was agreed. It</i>	

	<p><i>was also noted that the revised dog bye laws were currently being drafted by the Attorney General's Office prior to public consultation and approval by Tynwald.</i></p> <p><i>There followed a discussion of enforcement of such bye laws. AJM advised Members that when Laxey Commissioners had taken a member of the public to court for not picking up they had achieved a prosecution in which a £50 fine was imposed, but costs had not been awarded however, and the ratepayer was left with a legal bill of £1,200. This meant that prosecution was not an efficient or cost-effective option in his opinion.</i></p> <p><i>The clerks were instructed to reply to the correspondents advising of the Commissioners' actions.</i></p>	Clerks
c)	<p>Malew Parish Commissioners – Invitation to Civic Service, Abbey Church, Ballasalla, Sunday 1st March 2020, 3.00 pm.</p> <p><i>This was noted by Members. JS to attend. Clerks to notify.</i></p>	JS Clerks
07.41 pm Item 07/20	<p>Cooil Roi Report – JS moved this item forward. JM had circulated a report on matters at Cooil Roi. JM outlined the recent the announcement of a 1.9% rent rise for residents at the Cooil Roi facility. This was noted by Members. JM advised that the refurbishment of the communal lounge had been completed. Matters in relation to the 'Older Persons Workshop' and the attendance of occupational therapists was also noted. A review of rents and rate points was also taking place island wide. JM asked if investigations into the provision of new sheltered housing at the Princes Motors site should be progressed further. This was agreed. JM was also co-ordinating VE Day celebrations and advised she would welcome ideas and comments from Members.</p>	
05/20	Committee Reports –	
a)	Municipal Association – <i>ntr</i>	
b)	Laxey & Lonan Heritage Trust – <i>TK reported to the Board. Membership had risen in the last few months. The Duck Race would take place on the 10th of May. There would be an interesting talk given by Ray Kelly on Tholtans in Lonan at the WMI at 7.30 am on Friday 17th January.</i>	
c)	Laxey & Lonan Sports and Community Facilities – <i>ntr</i>	
d)	Northern Traffic Management Liaison Committee – <i>ntr</i>	
e)	Northern Neighbourhood Policing Team Community Partnership meeting – <i>Next meeting 9.30 am, Ramsey Town Hall, 14.01.20. MR to attend.</i>	MR
f)	Eastern Civic Amenity Site Joint Committee - <i>ND advised that investigations into a new site for the facility once the current lease expires at Middle River were progressing.</i>	
g)	Northern Civic Amenity Site – <i>ntr</i>	
h)	Northern Swimming Pool Board - <i>ntr</i>	
i)	Northern Sheltered Housing Committee – <i>MF asked if information in regard to sheltered housing access could be displayed in the noticeboards. Clerks to arrange.</i>	Clerks
j)	Waste Management Steering Group - <i>ntr</i>	
k)	Employment Sub-Committee - <i>ntr</i>	
l)	Glen Road Recreation Area Sub-Committee – <i>It was noted that there was a meeting scheduled for the 21st of January at 35 New Road.</i>	
m)	Municipal Association –	
n)	Laxey & Lonan Heritage Trust –	
o)	Laxey & Lonan Sports and Community Facilities –	
06/20	Officers' Reports –	
a)	<p>To discuss proposal from Pegasus Safety Consulting for Project Management of the new public convenience construction in Laxey Valley Gardens scheduled to commence in September 2020.</p> <p><i>These matters were noted. It was agreed to reserve further discussion on this proposal until after the local authority election in April 2020.</i></p>	
b)	<p>Finance – To consider estimates for YE 2021.</p> <p><i>A revised estimate had been circulated following the changes requested at the December 18th meeting was noted. This was agreed to be acceptable in principle. The clerks were asked to prepare a written report on this estimate with a view to final amendments and approval at the meeting taking place on January the 22nd.</i></p>	clerks

07/20	Cooil Roi Report –	
08/20	H&S & Maintenance Report –	
09/20	Any Other Business	
a)	Public Sector Rent Increase 2020/2021 – Notification of increase of 1.9% effective from 1 st April 2020. With respect to Cooil Roi this equates to an increase of approximately of £1.49 per week. <i>This matter was dealt with at item 07/20 above.</i>	
b)	Holocaust Memorial Service 2020 - Chief Minister invites representative and guest from the Local Authority to the Island's Holocaust Memorial Day Service on Sunday 26 January 2020. The Service takes place at St George's Church, Upper Church Street, Douglas at 3.00 pm. The congregation is requested to be seated by 2.45 pm. JS to attend. Clerks to advise Cabinet Office.	JS clerks
c)	Planning & Building Control Directorate – Notification of dates for 'information sessions' in regard to the incoming changes to Planning Legislation (Ramsey Town Hall, 7.00 pm, 13.01.20 & Mount Havelock, Douglas, 7.00 pm 27.01.20). <i>These sessions were noted. Members to attend as available.</i>	
d)	PK requested that the future of the beach huts/changing kiosks on Laxey promenade be considered on the agenda of the next meeting. This was agreed.	
e)	MF referred to the 'call for sites' that had been announced in regard to the draft Northern Area Plan. She felt that this was maybe an opportunity to consider options for development that would ensure the sustainability of small rural communities such as Glen Mona. There followed a brief discussion of the pressures that rural communities were under which involved discussion of the provision of 'affordable housing' that could be provided. MR suggested that a meeting be arranged with the Cabinet office to assess how the Commissioners could most effectively engage with the Area Plan process. It was agreed that initially MF should attend a meeting with the clerks in this respect with a view to presenting a report to the Board in due course.	MF clerks
f)	MF asked if an amount of cardboard deposited at the Glen mona Hotel recycling point could be removed. Clerks to arrange.	clerks
g)	AJM advised Members of the recent passing of Fraser Vaughn who had grown up in Laxey and had been a respected and very well-liked player for Laxey football Club. The clerks were instructed to record that the thoughts and sympathies of the Board were with Fraser's parents and family at this difficult time.	
10/20	Matters in Private - <i>There were no matters reserved for discussion in private.</i>	
	Date of next meeting: 22 nd January 2020	