

GARFF PARISH DISTRICT COMMISSIONERS

Meeting at Commissioners' Offices, 35 New Road, Laxey

Minutes of the Meeting

Wednesday 4th March 2020, 7.00 pm

Present: Mr J. Smith (JS) (Chair), Mrs J. Pinson (JP) (Vice-Chair), 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.

Apologies: Mrs J. Mattin (JM) Housing Manager.

7.00 pm Public Session

41/20 Planning Matters

Planning Applications

20/00082/B

20/00082/B Erection of a replacement sewage treatment works with associated landscaping and bridge for vehicle access, Sewage Works, Breezehill, Laxey.

JS initiated a discussion of this application by referring to the public meeting on the previous evening. All agreed that the status quo could not remain and that something had to be implemented to end the discharge of raw sewage into Laxey Bay.

TK felt that many interesting comments had been raised at the meeting. **MF** stated that it had been a good meeting which had provided opportunity for the plans to be explained and for the concerns of residents to be expressed. **MF** noted that Manx Utilities had agreed to conduct further investigations into several aspects of the proposals following comments made by the public at the meeting. These being aspects such as the effect of the daily journey of the tanker on properties in the vicinity, and consideration of public health issues such as additional 'diesel particulates that may be generated by the daily passing of the tanker. There followed discussion of these matters.

Other options that had been proposed for sewage treatment in Laxey were referenced in the discussion. It was stated that none of the options offered an 'ideal' solution and all would involve some potentially undesirable impacts on the community whether at the Cairns Site, or at other locations. Manx Utilities had advised that the pumped option might not require a bridge but would still involve considerable works on the Cairns Site to install the holding tank and the associated pump and UV treatment infrastructure. It was noted that with the pumped option there would also be disruption along the route of the pipe, and it was likely that residents in the locality of the 4/5 pumping stations that would be required would have views that would need to be considered. It was also noted that the additional cost of the pumping option would require additional investment by Tynwald.

PK stated that pressure should be put on government to make more finance available for an alternative scheme. **JP** stated that she would be interested to see what option Manx Utilities would come forward with if they were not constrained by budgets.

ND stated that notwithstanding these considerations, the Board, like the Planning Committee, could only consider and deliberate on the planning application placed before them. There followed discussion of the planning process and the requirement to make any decision based on consideration of 'material planning' matters.

MF stated that the suitability of the road was an issue that the community and the Commissioners would need assurance on, adding that this was a material planning consideration. There followed further discussion of whether the traffic that would be generated would be a significant addition to the passage of traffic that currently used the road.

JP stated that the Commissioners should listen to the points of view being expressed by residents and represent them appropriately. **AJM** acknowledged this, but also stated that the Commissioners must also take into account the fact that the proposals had been brought forward by persons with professional experience in these matters.

	<p>The clerks were asked how many residents had contacted the Commissioners. MR reported that 6 members of the public had written in to the office. 5 of these submissions indicated opposition to the proposals, whilst one indicated support. MR added that at the time of the meeting 33 submissions had been sent to the Planning Authority, and a residents' petition had been submitted which included around 500 signatories opposing MU's current proposals. These matters were noted.</p> <p>JS advised Members that further discussion of the application would take place at the meeting on the 18th of March. The discussion closed.</p>	
a)	<p>20/00146/C Additional use of property as a Natural Therapies Clinic, Thie Ny Shee, (Formally Matfen), Highfield Drive, Baldrine IM4 6ED.</p> <p>Members considered correspondence from a neighbour objecting to the application, particularly in regard to the impact of additional traffic and on parking on Highfield Drive. The location was discussed. It was agreed to defer to Highways on this matter. No objection.</p>	
b)	<p>20/00143/B Alterations and extension to dwelling including installation of two flues. Mandhari, Ballagorry Drive, Glen Mona, Ramsey IM7 1HE.</p> <p>There were no objections to this application.</p>	
c)	<p>20/00158/B St Judes Lodge, Old Laxey Hill, Installation of a retaining wall.</p> <p>There were no objections to this application.</p>	
d)	<p>20/00160/B 1 Victoria Terrace, Glen Road, Laxey, Replacement of timber door with uPVC composite door with top light.</p> <p>There were no objections to this application.</p>	
e)	<p>20/00164/D Rear wall of Whitehouse Buildings, Tramway Close, Laxey, Installation of non-illuminated signage.</p> <p>There were no objections to this application.</p>	
f)	<p>20/00174/B 57 All Saints Park, Lonan, Removal of rear doorway and creation of a doorway to side elevation.</p> <p>There were no objections to this application.</p>	
g)	<p>19/00243/B Cranleigh Ville, Glen Road, Laxey, Demolition of existing dwelling and erection of three dwellings with associated works and access.</p> <p>The additional information indicating the concerns of the Flood Risk Management Team with the accuracy of the consultant's flood risk report were noted.</p>	
	Approval Notices (DEFA Planning Committee)	
h)	<p>19/01292/C 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. Glen Mona Hotel, Glen Mona, Ramsey IM7 1HF. Approved 21st February 2020.</p> <p>This approval was noted. No further instruction.</p>	
	Refusal Notices (DEFA Planning Committee) - ntr	
	Appeal Notices (DEFA Planning Committee) – ntr	
	Other Planning Matters	
i)	<p>18/00979/B Berwyn, South Cape, Laxey, Erection of a replacement detached dwelling with integral garage – PB to report following decision from Planning Committee held 02.03.20.</p> <p>PB had attended at a site visit made by the Planning Committee, and had presented the views of the Commission at the subsequent Planning Committee Meeting. At this meeting the Committee made a decision to reject the application. PB outlined the reasons for their decision including reference to Planning Policy 2, and the impact of the proposed development on 'Seacliff', etc.</p>	
42/20	Approval of Minutes	
a)	<p>Approval of minutes of the meeting of the 19th of February 2020.</p> <p>These were agreed to be a correct record of decisions made. Proposed, ND. Seconded, JQ. Resolved unanimously.</p>	
43/20	Matters Arising & Other Business	
a)	<p>Area Plan for North and West – MR to report on the submissions made to the Cabinet Office on 28.02.20 in response to the 'Call for Sites' made as part of the process.</p>	

	<i>MF</i> referred to the meeting with Paul Craine that had taken place to discuss demographics in Maughold. She also advised that a meeting had taken place with Daphne Caine, the Chief Minister, Chris Thomas at which the sustainability of rural schools and communities was discussed. <i>MR</i> reported on the submission of the Commissioners to the Area Plan for the North & West 'Call for Sites' process. There followed a discussion of the sustainability of rural communities.	
b)	To discuss: Social Media Policy. (Document circulated 02.02.20 & 28.02.20). This document was noted. No amendments were requested.	
c)	Daffodil Judging & Presentations, Friday 13 th March morning/lunchtime Dhoon & Laxey Schools – to discuss arrangements. These arrangements were noted. <i>MR</i> to circulate confirmation of times in due course.	
43/20	General correspondence -	
a)	Letter from Julie Edge MHK re. Garff Commissioners support for the Motion proposed by Mr Moorhouse MHK for Tynwald. (Document circulated 28.02.20.). The content of <i>Ms. Edge's</i> response to correspondence from the Commissioners was noted. It was also noted that the IOM Post Office Retail Strategy would be on the June Agenda of Tynwald. The Commissioners agreed to monitor the situation and discuss the need for further action as appropriate.	
b)	Local Authority Questionnaire from Ewan Gawne, Local Democracy Reporter. PB was given instruction in regard to completing this questionnaire.	
44/20	Committees & Boards	
a)	Municipal Association – TK had circulated a report of discussions that had taken place at the February meeting. This was noted. JS advised that efforts to attract more local authorities to join the association would be initiated in due course.	
b)	Laxey & Lonan Heritage Trust – ND advised that for a variety of reasons the Duck Race was not going ahead this year. AJM stated that this was regrettable, adding that the event must not be lost. JP asked if assistance could be offered by the Commissioners. AJM suggested that this assistance could be both financial and logistical. It was agreed that the Trust should be advised that the Commissioners would consider assisting in any manner that would secure the future of the event.	
c)	Laxey & Lonan Sports and Community Facilities – LM advised that he had now resigned as a Director of the Charity.	
d)	Northern Traffic Management Liaison Committee – ntr	
e)	Northern Neighbourhood Policing Team Community Partnership meeting – ntr	
f)	Eastern Civic Amenity Site Joint Committee – ND advised that due to the need to discuss contractual information he would make a statement in the private session of the meeting.	
g)	Northern Civic Amenity Site – ntr	
h)	Northern Swimming Pool Board - ntr	
i)	Northern Sheltered Housing Committee - ntr	
j)	Waste Management Steering Group - ntr	
k)	Employment Sub-Committee - ntr	
l)	Glen Road Recreation Area Sub-Committee – <i>MR</i> advised that a meeting would be called in late March/early April to discuss the tender document for the skateboard facilities.	
46/20	Officers' Reports – ntr	
b)	Finance – ntr	
47/20	Cooil Roi Report – JM had circulated a report prior to the meeting. These were noted. Discussion of an incident to which the Fire Brigade had had to be summoned was noted. Further discussion of this matter was reserved until the private session.	
48/20	H&S & Maintenance Report – (Document circulated 28.02.20). This document was noted.	
49/20	Any Other Business	
a)	Proposed 'offers' at the campsite Apr/May & Sep 20. Hold 2019 prices and local trader vouchers, etc.	

	<i>It was agreed to continue running the social media campaign to offer a 10% discount on prices between April 1st & May 19th. MR advised that local businesses had been approached with a view to the creation of an 'offer booklet'. Feedback had been positive. It was agreed a booklet should be made available to each camping group from April 1st. JP suggested offering 'pre-erected tents'. Clerks to investigate viability.</i>	
b)	<i>Consider budget for Summer Concert Series. MR outlined how the concert series would run for seven Saturday afternoons. A range of artists including dance groups, a Ukelele orchestra, and singer/songwriters, etc had already signed up to perform. A budget was agreed.</i>	
c)	<i>Update on River Trail Project. The clerks advised that benches had been placed on the recently cleared riverbank behind the Shore Hotel. Negotiations were in process with IOM Transport (landowners) to lease the land on the opposite bank of the Laxey River from the Woollen Mills. Other riverbank areas would be appropriated into the scheme in a series of 'steps' with a view to announcing a 'Laxey Riverbank Trail' in due course. Footpath improvements would have to be undertaken in places to enable this initiative to succeed.</i>	
d)	<i>JS asked if a letter could be sent to Danny Roberts congratulating on the 9 ascents of Snaefell he had made for charity. This was agreed.</i>	clerks
e)	<i>JS circulated an election information leaflet produced by Braddan Commissioners. It was agreed to continue the social media campaign seeking to engage more candidates for the 2020 LA General Election, and to produce an information leaflet to distribute.</i>	clerks
f)	<i>JP asked the clerks to ensure the website was updated. The clerks reported that instructions would be drafted and sent to the administrator.</i>	clerks
g)	<i>MF raised concerns with safety issues on the footpath between the Glen Mona Hotel and Rhenab Ford. Clerks to contact DoI and the owner of the Hotel with a view to the footpath being re-directed. AJM suggested making this a community project. This would be investigated.</i>	clerks
h)	<i>JQ referred to the works going ahead on the Port Cornaa & Rhenab Roads. He had noticed that it appeared that the road closure orders were out of date and had not been renewed despite the works taking place. Clerks to investigate.</i>	clerks
50/20	Matters in Private	
a)	<i>Staff application to be included in the Local Government Pension Scheme. A matter was discussed and Resolved.</i>	PB
b)	<i>JS advised Members that subscriptions for membership of the Municipal Association were rising by 28% to £340.00. This was noted.</i>	
c)	<i>ND referred to the recent agreement for the local authorities subscribed to ECAS to purchase land beside the EfW for the siting of a new CA Site. The Commissioners were briefed on progress.</i>	
d)	<i>ND summarised how the monies collected and administered by the Onchan Rotary Flood Relief Fund had been distributed. Just over £30,000 had been distributed through donations to 35 householders. It was noted that at least two other parties had raised monies for those affected. There were no details of the latter groups' dissemination of the monies available to the Commissioners.</i>	
e)	<i>PB reported on an incident of a pan fire at Cooil Roi. The incident had been referred to the Authority's H&S consultant for action.</i>	JM & H&S cons.
f)	<i>JQ noted that MU had offered the building on the Cairns Site that would remain once the sewage treatment plant or other built structures (pumping stations/holding tanks/UV treatment building) that would be necessary were constructed. Members agreed that the Authority should contact MU to register interest in taking over the building for community purposes. It would be used by MU during the construction phase of any option that was approved.</i>	clerks
	<i>The Meeting closed at 9.38 pm.</i>	
	Date of next meeting: 18 th March 2020	