

TKGARFF PARISH DISTRICT COMMISSIONERS
Mid-Monthly Meeting of the Commissioners
 35 New Road, Laxey

Minutes of the Meeting

Wednesday 19th August 2020, 7.00 pm

Present: Mr. J. Quayle (JQ) (Chair), Mr N. Dobson (ND) (Vice-Chair), Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mr L. Miller (LM), Mr J. Smith (JS).
In Attendance: Mr M. Royle (MR), Deputy Clerk, Mrs J. Mattin (JM) Housing Manager, Mrs S Gower-Jackson (SGJ), Clerks' Admin. Assistant.
Apologies: Mrs M. Fargher (MF), Mr A.J. Moore (AJM), Mrs J. Pinson (JP).

7.00 pm **Public Session - Preliminary Matters for consideration**
Meeting opened 7.04 pm.

To open the meeting and request that Members consider this agenda and declare any interest that they may, or may be perceived to have, in its business.
JS indicated an interest in item 171/20.a.
ND indicated a potential interest in a matter relating to item 165/20.d.

163/20 **Planning Matters**

Planning Applications

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| a) | 20/00803/B Thie Varrey, The Colony, Port Lewaigue, Ramsey IM7 1AL. Erection of a conservatory.
<i>There were no objections to this application.</i> |
| b) | 20/00799/B Cranstal House, Port e Vullen, Ramsey IM7 1AN. Erection of a detached summerhouse and erection of an extension to dwelling house.
<i>There were no objections to this application.</i> |
| c) | 20/00809/B Sarasota, Ramsey Road, Laxey IM4 7PR Erection of a summerhouse in association with existing hot tub area.
<i>There were no objections to this application.</i> |
| d) | 20/00855/B 2 Cardle Cottages, Corony, Erection of first floor extension above garage.
<i>There were no objections to this application.</i> |
| e) | 20/00859/B 4 Cronk Gennal, Minorca Hill, Laxey, Infilling of land and extension of residential curtilage.
<i>A Member asked if these works were partly retrospective. The potential effect on the flow of storm water in the area was discussed. It was agreed that the Commissioners should request the view of the Manx Utility Flood Risk Management Team in regard to the latter.</i> |
| f) | 20/00860/B 1 - 4 Cronk Gennal, Minorca Hill, Laxey, Creation of two residential dwellings with associated garages from existing four terraced dwellings.
<i>The traditional character of these properties was noted. Members expressed concern in regard to the impact of the proposals on views experienced by the public from the adjacent MER line; the increased height of the proposed roofline was a particular concern in this respect. There was a consensus that the proposals would be potentially detrimental to the 'traditional' character of the current buildings.</i> |
| g) | 20/00864/B Brundal, House Glen Roy, Laxey, Erection of replacement sun room extension.
<i>There were no objections to this application.</i> |
| h) | 20/000872/B Thie My Chree Ballajora, Maughold, Installation of retaining walls and creation of a turning space and additional parking.
<i>There were no objections to this application.</i> |
| i) | 20/00826/B Highlands, Pinfold Hill, Laxey, Alterations and erection of a first-floor extension, decking and hardstanding.
<i>TK declared an interest and withdrew for the duration of the discussion. There were no objections to this application.</i> |
| j) | 20/00835/B The Old Vicarage, Church Road, Maughold, Installation of replacement doors.
<i>Members discussed whether the proposed replacements were suitable to maintain the character of the building. There were no strong views expressed in this regard. It was agreed</i> |

	<i>that the matter should be deferred to the expertise of the Planning Officer and the Planning Committee.</i>
k)	20/00883/B Thie Spooyt Dreemskerry, Alterations and erection of link, single and double storey extensions <i>JS withdrew from the room for the duration of this discussion, having signed the Book of Interests. There were no objections to this application.</i>
l)	20/00890/B Honey Hey Highfield Drive Baldrine, Installation of new window, french doors and balustrade. <i>There were no objections to this application.</i>
m)	20/00894/A Land North West Of Ballaragh Old Farmhouse Ballaragh, Approval in principle for the erection of a dwelling. <i>It was noted that this was application 'In Principle' and that details of the size, scope, and style of any dwelling would be the subject of a REM application at a later date. There were no objections to this application for permission 'in principle'.</i>
	Approval Notices (DEFA Planning Committee) <i>The following approvals were noted. No further instruction.</i>
f)	20/00536/B Installation of replacement windows to Southern elevation Goods Shed MER Station Captains Hill Laxey Isle Of Man IM4 7AY. Approved 05.08.20
g)	20/00435/B Alterations and extensions to property, including extension in place of existing garage, infill porch and detached garage. Booilushag House Booilushag Ballajora Ramsey Isle Of Man IM7 1BD. Approved 10.08.20
h)	20/00570/B Erection of first floor extension and re-roofing works Newlands House Main Road Baldrine Isle Of Man IM4 6DX. Approved 10.08.20
i)	20/00580/B Door and window alterations and installation of a flue, Tree Tops Ballafayle – Approved 10.08.20.
j)	20/00571/C Change of use from bed and breakfast to apartment with additional tourist use, Cedar Lodge Glen Mona Loop Road Glen Mona – Approved 13.08.20.
	Refusal Notices (DEFA Planning Committee) - ntr
	Appeal Notices (DEFA Planning Committee)
q)	20/00345/B Primrose Cottage, Minorca Vale, Laxey, Appeal against refusal for the erection of first floor extension over garage to form ancillary living accommodation. This appeal request was noted. The documents had been circulated to Members prior to the meeting. A discussion of the reasons for refusal took place. The consensus was that consideration of the merits or otherwise of the application be deferred to the expertise of the appointed Inspector.
164/20	Approval of Minutes
a)	Approval of minutes of the meeting of the 5 th August 2020. <i>These were agreed to be a correct record of the meeting. Proposed ND. Seconded TK. Unanimously Resolved.</i>
165/20	Matters Arising & Other Business
d)	To discuss arrangements for the two events planned for the 'SuperManx' Bank Holiday Weekend: Friday 28 th August Laxey Beach Day & 30 th August Laxey Brass Band Festival. <i>In particular: a request for Members to assist with marshalling at the events. MR outlined progress with arrangements for these events. These were noted. A request was made by JQ for as many Members as possible to attend both events. This was noted.</i>
e)	To discuss attendance at the meeting with Manx Utilities to discuss progress with the 'Laxey Flood Alleviation Scheme' (10.00 am Thursday 20 th August 2020 Manx Utilities HQ, Braddan). MU, CEO & DOI Minister in attendance along with Senior Officers. <i>It was noted that ND, JS, TK, & PK, would attend this meeting.</i>
f)	<i>The decision not to operate the Mountain Railway this summer was noted. Members expressed disappointment that their letter to the Minister had not received a response to date. MR pointed out that Members were meeting Minister Baker the next day and could take to opportunity to lobby the Minister directly.</i>

166/20	General correspondence
a)	Letter from Toby Smith from Evolution Accounting requesting a no obligation meeting to discuss internal audit requirements. This correspondence was noted. The clerks advised that a firm had been engaged to undertake the Internal Audit for YE 2021. The request would be considered for YE 2022, however.
b)	Letter from the Planning Authority advising that they are moving to a solely electronic based system for access to planning applications (<i>circulated to Members 13.08.20 by email</i>). <i>This matter was noted. The consensus was that the Planning Authority could be asked if a 'Request Scheme' could be set-up to permit Local Authorities to request full plans where there was particular interest – for example new builds, large scale extensions, etc.</i>
	At this juncture, JQ reminded Members that there had been several other matters of correspondence submitted to the Commissioners in the period.
167/20	Committees & Boards – by Exception.
a)	L&LHT - ND referred to proposed changes to the constitution of the organisation. He advised that these were not being implemented. ND asked about progress with the transfer of the Snaefell Wheel from the Trust to the Commissioners. MR advised that the LGU had advised that this necessitated re-drafting of the relevant Tynwald Act to permit the transfer to take place. This was a matter for the AG's Office and would be undertaken in due course.
168/20	Officers' Reports –
a)	Report on flood event in Laxey 13.08.20. <i>A Member asked about the effects of the heavy rainfall that had affected Laxey early in the previous week. MR advised that 40mm of rain had fallen in an extremely short period of just over an hour. This intense rainfall had been a factor in the sudden arrival of surface water from higher in the catchment. Muir Terrace had been particularly affected. The works being undertaken on Glen Road and higher up in the catchment were discussed. It was noted that no works had been undertaken to mitigate storm water flow from the Minorca catchment that affected Ballaragh Road, Upper Cronk Orry, Minorca Vale, and Minorca Hill itself. It was agreed that the lack of action on this catchment would be raised again with the Flood Risk Management Team at the meeting on the 20th August.</i>
b)	Finance – Report to be circulated prior to meeting. <i>SGJ referred Members to the financial reports that had been circulated. She advised that the Officers had met and taken a decision to revert to the 100% budget rather than the 80% budget which had been implemented during the initial wave of the Covid-19 crisis in March. This action was warranted as the rate income was on track to achieve the level of income projected in the 100% budget. This was noted. No further questions were raised.</i>
169/20	Cooil Roi Report <i>Due to the need to discuss personal and contractual matters this item was deferred to Private Session.</i>
170/20	H&S & Maintenance Report –
171/20	Any Other Business
a)	JS asked about the Municipal Association AGM. TK advised Members that this was taking place in November in Crosby.
b)	To discuss proposals from the Laxey Business Network for a Hop Tu Naa themed event and a separate food themed event in the Autumn. <i>MR briefed Members that arrangements for these events were being directed by the Laxey Business Network. Further announcements would be made in due course. The DfE were funding an 'intern' position with the Commissioners. The intern had begun this engagement earlier today and would be directed to focus on Event organisation and Marketing. These matters were noted.</i>
a)	To discuss assistance with decorating the Square and Rose Garden areas for the Hop Tu Naa Event. MR briefed Members that the above was being researched and that the Business Network would submit a proposal to the Commissioners in due course in anticipation of financial and human resource support from the Commission. This was noted.

	<p>The Public Session ended at 7.47 pm.</p> <p><i>A Member of the Public interrupted the meeting at this point stating that she was disappointed that "you couldn't be bothered discussing the bathing huts given my complaints". JQ advised that the letters received on this subject in the period since the last meeting had been circulated and noted by Members. The Member of the Public criticised the fact that an Agenda had not been issued prior to the meeting, and that the minutes of the meeting of the 5th of August had not been issued to date.</i></p> <p><i>The Member of the public left the meeting.</i></p> <p><i>For clarity, SGJ pointed out to Members of the Board that copies of the public agenda had been placed on the table immediately at the entrance to the Boardroom for Members of the Public to collect if they had so chosen. MR added that the Office had not been fully staffed for the last 10 days and that in normal circumstances the agenda was published online on the preceding Monday. This was not, however, a requirement of legislation, but was undertaken to increase public awareness of the democratic process and openness of the Board. MR also advised Members that in normal circumstances the 'draft minutes' were released within 7/10 days of meeting taking place. This had not occurred on this occasion for the staffing reasons indicated above. There was no requirement for Local Authorities to make minutes available to the public until they were approved by the Board at the following meeting. He stated that in normal circumstances the 'draft minutes' were issued to enable the Public to have knowledge of the outcomes of the Commissioners' meetings at the earliest opportunity; adding that this was to similarly ensure that the Commissioners business was conducted and communicated as speedily and openly as possible.</i></p>
172/20	Matters in Private
a)	<i>A discussion took place in regard to financial and contractual matters relating to the proposed new ECAS at Middle Park, Braddan.</i>
b)	<i>An administrative matter was discussed.</i>
9.46 pm	<p>Truncation of Meeting</p> <p><i>At this time a Member fell ill. The emergency services were summoned.</i></p> <p>JQ closed the meeting</p> <p><i>The following matters were not discussed or concluded.</i></p>
c)	<i>To discuss the sheltered housing points system and appropriate rating for use of communal elements of the complex.</i>
d)	<i>To discuss progress with investigations into meeting the needs for additional sheltered housing accommodation in Garff.</i>
e)	<i>To discuss the provision of catering facilities for the Bank Holiday Event being organised on Laxey promenade.</i>
f)	<i>To discuss a request from the 'Living Hope Church' to sell cake and coffee in aid of the Live at Home charity on Laxey Promenade Green from approximately 1.00 pm – 3.00 pm.</i>
g)	<i>To discuss correspondence from a resident and clients in regard to Planning Application 20/00770/C.</i>
h)	<i>To discuss proposals from the Laxey Business Network for a Hop-Tu-Naa themed event and a separate food themed event in the Autumn.</i>
i)	<i>To discuss assistance with decorating the Square and Rose Garden areas for the Hop Tu Naa Event.</i>
	<p>Meeting Closed 9.46 pm</p> <p>Date of next meeting: 2nd September 2020</p>