

GARFF PARISH DISTRICT COMMISSIONERS
Mid-Monthly Meeting of the Commissioners

35 New Road, Laxey

Minutes of the Meeting

Wednesday 2nd September 2020, 7.00 pm

Present:	Mr. J. Quayle (JQ) (Chair), Mr N. Dobson (ND) (Vice-Chair), Mr T. Kenyon (TK), Mrs M. Fargher (MF), Mr A. J. Moore (AJM), J. Smith (JS).
In Attendance:	Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk, Mrs J. Mattin (JM) Housing Manager.
Apologies:	Mr P. Kinnish (PK), Mr L. Miller (LM), Mrs J. Pinson (JP).
7.00 pm	Public Session - Preliminary Matters for consideration
	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. This was noted by Members. <i>The meeting was opened at 7.08 pm.</i>
173/20	Planning Matters
	Planning Applications
a)	20/00910/CON Clifton Baldhoon Road Laxey, Registered Building consent for the demolition of outbuilding. <i>There were no objections to these proposals.</i>
b)	20/00924/B 72 Ard Reayrt Laxey, Erection of a detached garage. <i>There were no objections to these proposals.</i>
c)	20/00927/C Seabank Cottage Port E Vullen, Maughold, Additional use of residence as tourist accommodation. <i>There were no objections to these proposals, however, concern was raised as to the adequacy of parking provision at the property. It was agreed that consideration of this matter should be deferred to Highways and the Planning Committee.</i>
	Approval Notices (DEFA Planning Committee) <i>The following approvals were noted. No further instruction given.</i>
d)	20/00696/B Window alterations to both front and rear elevations, Pine Lodge Baldhoon Road Laxey – Approved 25.08.20.
e)	20/00717/20 Replacement of existing glazed conservatory roof with tile, 1 Victoria Terrace Glen Road Laxey – Approved 19.08.20.
f)	20/00767/B Alterations to existing window and installation of new door, Laxey Information Centre Mines Road Laxey _ Approved 24.08.20.
g)	20/00796/B Alterations to existing conservatory and replacement of glazed roof with tiles Homecroft Hibernia, Maughold – Approved 01.08.20.
	Refusal Notices (DEFA Planning Committee) <i>The following refusal was noted. No further instruction given.</i>
h)	20/00746/B Erection of replacement sunroom extension Cape Cottage South Cape Laxey – Refused 01.08.20.
	Appeal Notices (DEFA Planning Committee)
i)	19/00243/B Cranleigh Ville, Glen Road, Laxey, Demolition of existing dwelling and erection of three dwellings with associated works and access (in association with 19/00244/CON). <i>The request from the applicant for an appeal hearing was noted. It was agreed that the Commission should make a submission which re-iterated the comments made to the Planning Committee.</i>
174/20	Approval of Minutes
a)	Approval of minutes of the meeting of the 19 th August 2020. <i>These were agreed to be a correct record of the meeting. Proposed, JS. Seconded, TK. Resolved.</i>
175/20	Matters Arising & Other Business
a)	MF asked for clarification of the Board's view on PA 20/00894/A Land North West Of Ballaragh Old Farmhouse Ballaragh, Approval in principle for the erection of a dwelling. She advised that she had noted that the Board had raised no concerns with the proposed change to the

	<p><i>residential curtilage and questioned the impact that development of the site might have. There followed a discussion of whether this was an appropriate site for development, although it was noted that the Commissioners had already submitted no objection. It was noted that the size, scope, and style of any new dwelling would be subject to an REM application. Some Members expressed a view that there was little control on the style of properties that were being permitted in the countryside by the Planning Authority.</i></p>
b)	<p>Feedback on the 'Laxey Flood Alleviation Meeting' that took place at Manx Utilities HQ on 20th August 2020.</p> <p><i>Several Members and an Officer had been present at the meeting. Hon. Tim Baker MHK, the DoI Minister and Chair of MU, was also present, as were senior officers from both MU & DoI.</i></p> <p>ND stated that JBA had presented their proposals for a 'holistic' Flood Alleviation Scheme that was designed to manage storm water flows across the whole Laxey Valley catchment. He advised that this would involve measures high up in the hills to form 'bunds' which would interrupt storm water flow. Measures to re-profile highways such as Ramsey Road would also be implemented to channel storm water in a more controlled manner. MU & DoI had outlined the measures they had already implemented to date which included rebuilding the wall on Glen Road, new higher capacity under-highway drainage on parts of Glen Road, road drainage alterations on Baldhoon Road, etc. Reference had also been made to the works underway to install a 'debris catcher' in the Glen Roy River and the new culvert at 'Gretch Veg', Glen Road. The Flood Alleviation Plan was designed for the next 100 years. The projected capacity of the scheme included an additional 30% 'uplift' which was intended to address the additional demands that would be placed on the catchment by global warming. ND considered that the proposal was for a substantial scheme. He advised that MU were organising a two-day 'open-session' at the Laxey WMI on the 28th and 29th of September at which information on the Flood Alleviation Scheme would be made available to the public. A letter giving details of this meeting had been circulated to the public. MF questioned how wide the circulation of the letter had been. It was agreed that the letter should be posted on the Commissioners' social media and website. MF asked if both evenings could extend to 8pm. The clerks were instructed to make this request. There followed discussion of the speed of implementation of the recommendations of the ARUP report. It was noted that none of the recommendations had been implemented as yet. JS referred to Recommendation 2 which called for a committee structure to be formed to ensure that flood risk was addressed more effectively across the Island. It was agreed that Government should be implementing this recommendation now to ensure a more effective approach. It was stated that the working relationship between MU & DoI could be more efficient: this was one aspect which a strong management committee could ensure was rectified. It was also noted that no actions had been taken to reduce storm water flow on the catchment above Minorca despite frequent requests from the Commissioners. More than several properties had been flooded in Upper Cronk Orry, Minorca Vale. The Quarry Road area was vulnerable, and the storm water flow down Minorca Hill on the 1st of October 2019 had catastrophically flooded several properties at the New Bridge end of Glen Road. It was agreed that the Commissioners would write to Government to insist that the recommendations of the ARUP Report be implemented at the earliest opportunity. The letter would also request that any immediate measures that could be taken to reduce the impact of storm water flow from the Minorca catchment be implemented before October 2020.</p>
c)	<p>To discuss use of the Laxey Promenade Public Shelter.</p> <p><i>The 'casual' arrangement by which the tenant of the adjoining Promenade Kiosk had been permitted to place tables in the Public Shelter was noted. Members that the tenant had recently written to the Commissioners advising that she had made an arrangement with a coach company to bring passengers to visit the kiosk and was intending to 'reserve' tables in the Public Shelter for use by their use on a week-day morning. Members discussed this and it was unanimously agreed that no places could be 'reserved' and that the shelter must be freely available to any Member of the Public at any time. The clerks were instructed to write to the tenant advising that no places can be reserved in the Public Shelter for private use under any circumstances. The clerks were also instructed to write to the coach company to advise that the Shelter is a Public facility under the control of the Local Authority.</i></p>
d)	<p>To discuss the proposed 'Deed of Agreement' between the Commissioners and Manx Utilities in regard to the Laxey Flood Alleviation Scheme.</p>

	<i>The clerks were instructed to re-circulate the Deed of Agreement and to place consideration of the document on the Agenda of the meeting taking place on the 16th of September 2020.</i>
e)	To note: FOI request for copies of leases on two properties leased by the Commissioners. <i>This request was noted.</i>
f)	To discuss an update to the Complaints Procedure to include referral of the complainant to the 'Tynwald Commissioner'. <i>The clerk's advised that this was a matter governed by legislation that had been introduced in July 20. They advised that the relevant paragraph advising that the complainant could also take the matter to the Tynwald Commissioner had been inserted into the Procedure. This was noted.</i>
g)	To discuss the events organised by the Commissioners over the "Supermanx" weekend and throughout the summer. <i>These were agreed to have been very successful events. The Beach Day on Friday 28th had been well attended considering the poor weather, and the Brass Band Festival had been extremely well attended. The weekend 'Summer Concert Series' that had been run from mid-July to the end of August was also felt to have been a success, particularly in raising the profile of Laxey as a destination. The Clerks reported that feedback on all the events had been extremely positive from both public and participants. It was agreed that planning for events in 2021 should begin in November 2020.</i>
9.45 pm	AJM gave his apologies and left the meeting.
176/20	General correspondence
177/20	Committees & Boards
a)	Municipal Association – TK advised that Marlene Maska MLC had been the speaker at the last meeting. She had spoken on the subject of the regulation of Landlords and tenancies.
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 – <i>Next Meeting 08.09.20.</i>
f)	Eastern Civic Amenity Site Joint Committee - ntr
g)	Northern Civic Amenity Site - ntr
h)	Northern Swimming Pool Board - ntr
i)	Northern Sheltered Housing Committee – MF reported on progress with the 'Mayfield Site' Sheltered Housing Complex and other general maintenance matters.
j)	Waste Management Steering Group - ntr
k)	Employment Sub-Committee – <i>next meeting 09.09.20, 7.00 pm, 35 New Road.</i>
l)	Glen Road Recreation Area Sub-Committee – TK commented that the new tennis court fence had provided improvement to the Glen Road Recreation Area. He asked when the other improvements such as the proposed skatepark would be on the agenda. It was agreed that a meeting of the sub-committee should be arranged. Clerks to arrange.
178/20	Operational Reports
a)	Health and Safety Report <i>MR reported that there had been no incidents reported at either the Beach Day on the 28th August or the Brass Band Festival on the 30th August. SJA had been in attendance at the former event and a first aid team led by a trained 'First Responder' (JM) had operated from Event HQ at the Brass Band Festival. A full H&S focussed de-brief would take place with Pegasus Safety Consulting in attendance in due course.</i>
b)	Cooil Roi Report - <i>discussion moved to private session due to the need to detail personal information. (discussion took place in a Private Session between 9.03 pm and 9.31 pm)</i>
c)	Officers' Reports – <i>no other business to report.</i>
179/20	Any Other Business
a)	To discuss the request from Laxey and Lonan British Legion to install a second flagpole in Laxey Valley Gardens. <i>This matter was discussed. It was agreed that PB should liaise with local representatives of the RBL and provide any necessary assistance from the Commissioners for the installation.</i>
b)	Request from the Chairman of Manx Grand Prix Supporters Club. To hold an act of Remembrance on Sunday 8 th November at 12 noon on Laxey Promenade. This year's event

	<p>where we will have the TT starters rostrum, the 1 minute board and chequered flag to remember all those that have passed, over the years. <i>There were no objections to this event taking place. Clerks to liaise with the MGPSC and offer any logistical support necessary.</i></p>
c)	<p>Public Estates and Housing Division seeks views on public sector rent and allowances for the next financial year (2021-22). <i>This matter was dealt with in Private Session along with other Cooil Roi matters.</i></p>
d)	<p><i>MR advised that residents of Cooil Roi had raised monies to provide a defibrillator at the complex. It had been agreed that this would be positioned in a box outside the building. The Commissioners agreed to purchase the box. NEXIOM had advised that they would assist with the cost of installation materials and labour. There followed a discussion of other locations in Maughold and Lonan at which defibrillators could be provided. It was noted that Maughold Parish Social Club were sourcing a defibrillator for Maughold Village and that there were existing defibrillators sited internally in other locations in Garff which could be positioned outside with in a cabinet so that they were publically available. The clerks were instructed to investigate the possibility of these provisions. A maximum budget of 2,300 was agreed for such provisions. Proposed, ND. Seconded, JQ.</i></p>
e)	<p>ND requested an update on progress with the transfer of the Dhoon Field from the Church Authorities to the Commissioners for use as public open space. MR reported that an architect had drawn up a scheme that included a new highway entrance and parking arrangements. The Church Authorities were currently consulting the architect to establish how a new vehicular access to the Church site could be established. MR was asked to contact the Church Authorities for an update on progress.</p>
f)	<p>AJM asked for clarification of some points in regard to the election process and a further question in regard to the timing of the local authority elections taking place in April 2021. Clarification of these matters was provided by the clerks.</p>
g)	<p>ND asked if the proposal to site a new toilet block in the Laxey Valley Gardens could be placed on the agenda of the meeting taking place on the 16th of September 2020. This was agreed.</p>
h)	
180/20	Matters in Private
a)	<p>To discuss progress with an employment matter brought to the attention of Board Members in correspondence dated the 7th of August 2020. A discussion took place.</p>
b)	<p>Cooil Roi Report – <i>a discussion took place.</i></p>
	<p>Meeting Closed 10.19 pm. Date of next meeting: 16th September 2020</p>