

GARFF PARISH DISTRICT COMMISSIONERS
Mid-Monthly Meeting of the Commissioners

35 New Road, Laxey

Minutes of the Meeting

Wednesday 7th October 2020, 7.00 pm

Present: Mr. J. Quayle (JQ) (Chair), Mr N. Dobson (ND) (Vice-Chair),
Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mrs M. Fargher (MF),
Mr A. J. Moore (AJM), Mrs J. Pinson (JP), Mr J. Smith (JS).
In Attendance: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk, Mrs J. Mattin (JM) Housing
Manager.
Apologies: Mr L. Miller (LM),

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. *JQ requested that Members indicate any pecuniary or personal matters at the beginning of the meeting. He read a statement from the clerks asking Board to ensure that all present at the meeting adhered to the standards of behaviour outlined in the 'Principles of Corporate Governance and Code of Conduct' at all times. These matters were noted.*

183/20 Planning Matters

Planning Applications

- a)** 20/01011/B Thie N Lchargee Rencell Laxey, Installation of two roof lights.
There were no objections to these proposals.
- b)** 20/01014/B Clifton Baldhoon Road Laxey, Alterations and erection of an extension (in association with PA 20/00910/CON).
The previous decision of the Planning Committee to refuse permission for alterations at the application site was noted. The Commissioners had not objected to that application. There were no objections to the latest proposals.
- c)** 20/01015/CON Albert Tower Maughold, Registered Building consent for the installation of replacement antenna (Registered Building Nos. 214).
JQ questioned the level of detail submitted in the application. The clerks were instructed to seek clarification of the size of the replacement antenna.
- d)** 20/01016/B Regent House Upper Cronk Orry Laxey, Alterations to lower height of existing chimney stack.
There were no objections to these proposals.
- e)** 20/01018/B Kapsigeri Croit E Quill Road Laxey, Alterations and extension to sun-room.
There were no objections to these proposals.
- f)** 20/01042/B Conrhenny House Conrhenny, Erection of detached building as a fitness studio.
MF sought clarification of the criteria for new buildings in the countryside. The clerks were asked to report in further detail on these matters prior to submitting a response.
- g)** 20/01049/B The Old Chapel (former Minorca Chapel) Minorca Hill Laxey, Removal of part render and application of a lime mortar and repointing works to exposed areas.
Correspondence received from Isle of Man Victorian Society, circulated by email 1st October 2020. It was noted that the chapel was not Registered but that the Victorian Society referred to the chapel as a 'Landmark Building'. A discussion took place regarding the potential for the proposals to cause a change in the 'character' of the appearance of the structure. Members instructed the clerks to obtain more clarity on the extent of the render removal so that any change to the visual appearance of the building could be assessed. A further report to be circulated to Members in due course.
- h)** 20/01053/B Tebekwe Mount Old Laxey Hill Laxey, Installation of replacement front door.
There were no objections to these proposals.
- i)** 20/01057/B The Gatehouse The Colony Port Lewaigue, Maughold, Conversion of garage to a physiotherapy treatment room.
The general nature of the proposed business its potential for impact on the neighbourhood were discussed. The amount of parking available was considered to be adequate for the level of clients attending for appointments. There were no objections to these proposals.

j)	20/01072/A Land To Rear Of Olinda South Cape Laxey, Approval in principle for the erection of a detached dwelling with garaging. <i>There were no objections to these proposals.</i>
k)	20/01078/B Dhryrane House Maughold, Installation of replacement windows. <i>A discussion took place in regard to the configuration of the windows. It was noted that the proposal was to replace the configuration of the windows that were currently installed. PK felt that sliding-sash windows should be installed in conservation areas. MF stated that the planners would assess this application closely due to the location of the property in the Maughold Conservation area. JS indicated support for requesting that sliding slash windows were installed. ND stated that in his opinion this was a 'like for like' replacement and would preserve the current appearance. It was agreed to submit comment reflecting the aspects discussed to the Planning Authority.</i>
l)	20/01102/B Glen Gardens New Road Laxey Isle Of Man, Alterations, installation of a replacement footbridge, resurfacing of car park and relocation of play area. <i>Officer's Recommendation: No Objection.</i> <i>There were no objections to these proposals. AJM proposed that the Department be given the Board's full support in installing the proposed play area, additional landscaping and new access over the river. This was agreed.</i>
m)	Planning Application Amendment: PA 20/00770/C Stoneycroft, Clay Head Close, Baldrine, Use of summer house within garden as gym for one to one exercise classes (retrospective). Retrospective amendment required following construction of a wooden garage at the site. <i>Note: a wooden shed of similar size was refused by the Planning Committee at this property in 2019 against PA 19/01042/B.</i> <i>Officers Recommendation: consider site-parking implications on the initial application which may have been changed following the recent erection of a wooden structure at the application site; this has been undertaken following the refusal of permission for a wooden shed at the application site against 19/01042/B on 31.10.19.</i> <i>The wooden structure that had been erected at the side of the property in recent weeks had been noted and was discussed. The previous refusal for a wooden shed at the front of the property was also noted. A discussion took place of the impact of the operation of the business on the amenity of neighbours. The consequence of the number of off-road parking places that had been indicated in the original application was questioned. The clerks were instructed to seek further clarification of the capacity for parking on the site from the planners and to seek clarification of the Planning Officer's decision to include the new wooden structure as an amendment to the application. These matters to be reported to Members.</i>
	Approval Notices (DEFA Planning Committee) – The following decisions were noted. No further instruction given.
n)	20/00883/B Alterations and erection of link, single and double storey extensions, Thie Spooyt Dreemskerry Road, Maughold Approved 24.09.20.
o)	20/00799/B Erection of a detached summerhouse and erection of an extension to dwelling house, Cranstal House Port E Vullen – Approved 24.09.20.
p)	20/00890/B, Installation of new window, french doors and balustrade, Honey Hey Highfield Drive Baldrine – Approved 24.09.20.
q)	20/00721/B, Erection of a summerhouse, 17 Reayrt Ny Glionney Drive Lonan – Approved 18.09.20.
r)	20/00685/B Erection of an extension to provide garage and living accommodation and extension of hard standing to provide parking, Sea Level House Back Shore Road Laxey – Approved 18.09.20.
s)	20/00835/B, Installation of replacement doors, The Old Vicarage Church Road Maughold. Approved 01.10.20
t)	20/00615/B Erection of two storey dwelling with associated access, Field 614729, Baldrine Road, Baldrine. Approved 02.10.20
u)	Planning Approval: 20/00927/C Additional use of residence as tourist accommodation, Seabank Cottage Port E Vullen, Maughold.
	Refusal Notices (DEFA Planning Committee) - The following decision was noted. No further instruction given.
s)	20/00597/B Variation of condition 3 & 4 of PA17/00864/C to use holiday accommodation for

	longer lets up to 2 years for permanent residential/tourist occupation, Pinfold Cottage, Pinfold Hill, Laxey - Refused 02.10.20.
	Appeal Notices (DEFA Planning Committee)
	Notification of Planning Appeal: PA 20/00417/B Clifton, Baldhoun Road, Laxey, Appeal against refusal of alterations and extension. <i>The notification of this Appeal was noted. No further instruction.</i>
184/20	Approval of Minutes
a)	Approval of minutes of the meeting of the 16 th September 2020. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed, AJM. Seconded, ND. Resolved.</i>
185/20	Matters Arising & Other Business
a)	Flood Risk Management – Feedback from our insurers in regard to the 'Deed of Agreement' with Manx Utilities to provide Emergency Powers to the Commissioners. <i>The comments of the Commissioners' insurers on this matter had been circulated and were discussed. It was noted that the insurers view was that if adequate guidance and instruction were provided by Manx Utilities then the Commissioners could accept the powers provided in the Deed of Agreement to provide a support role at times of emergency. It was Resolved to accept the terms of the Deed of Agreement with the amendments suggested by the Commissioners and agreed by Mr Dobbins, the MU's Executive Director in the text of his email dated 23.06.20. There followed a discussion of various aspects of the Flood Risk Alleviation Programme.</i>
b)	Update on progress with the Hop Tu Naa 'Spooktacular'. <i>MR advised Members on progress with the project to begin to support the activities and efforts of all the businesses across Laxey when events such as Hop-Tu-Naa or the Christmas Markets took place. The Commissioners were working with DfE and the businesses on a co-ordinated marketing campaign, the Village Square and Rose Gardens would be decorated, and events to complement the activities of the Great Laxey Mines Railway would be organised. These events included a Ghost Walk, a 'Window-Spotting' competition, etc. AJM asked if the college had been contacted with a view to assistance from the students that had been offered during September. The clerks advised that they had and that some students would be producing a themed 'photo-board' for children and families to have pictures taken against during the week. Full details to be confirmed and advertised using IOM Newspapers and Social Media posting. It was also noted that the traditional 'Hop Tu Naa' event organised by Maughold Parish Social Club was taking place from 5.00 pm on Saturday the 31st October in Maughold Village Hall. The Club would be announcing full details in due course. JP stated that the Commissioners had committed to adding further Christmas decorations on an annual basis. The clerks advised that this would be done using the monies that had been set aside in the budget. MR advised that some additional fairy lighting had recently been ordered and would be available this year. PK suggested additional decorations on the Promenade. JP asked whether decorations could be placed on the lamp-posts along the Promenade. PB advised that this had been considered previously and had been discounted as the posts were not considered to be sufficiently substantial by the maintenance contractor. JP suggested that a Christmas Tree Trail be established in the Promenade Green area. These suggestions were noted by Members. No further instruction was given to Officers by the Board.</i>
c)	Street lamps timing/Burn regime – Commissioners to consider changing timing in particular on Mines Road. <i>Variations in the 'burn-time' of street lighting across Garff were noted and discussed the outcome being that ND proposed that the 'burn-regime' be regularised as follows: A2 Main Road: dusk (by sensor) until 1.00 pm then from 7.00 am until daylight (by sensor). Residential/Minor Roads: dusk (by sensor) until mid-night then from 7.00 am until daylight (by sensor). It was Resolved to implement this regime. Clerks to notify Manx Utilities.</i>
186/20	General correspondence
a)	The Shed Company Limited – advising of an event planned for the 6 th and 7 th of November 2020 on land adjacent. <i>JP withdrew from the meeting at 8.20 pm. The proposals from the Shed Company Limited for events on the evenings of the 6th and 7th of November had been circulated and were discussed. An Event Plan had been circulated and the</i>

	<p>clerks advised that further risk assessments had been requested. It was noted that the events were in aid of a fire-fighters charity and that consequently a fire crew from Laxey with a tender would be in attendance as a feature of the event and as an additional safety measure. It was proposed to use the area of grass between the Shed building and the former End Café for the event. The organisers also proposed a ticketing system which would provide a means to control numbers attending the event to 150 and a means to raise funds for the charity. JS sought further clarification of the use of public areas for events. JQ advised that an approach had been made in this case to make use of the public space and had been supported by Members after consideration of the proposals. MF noted that requests regularly came in to use public land for weddings and other events that were supported by the Board. It was noted that Members had been consulted previously and six had replied. All who had responded had indicated support for the event taking place.</p> <p>JP rejoined the meeting at 8.34 pm.</p>
<p>b)</p>	<p>Request for Street Traders Licence – Email circulated to Commissioners 30th September 2020. This had been circulated. Members noted the style of mobile vending vehicle and the products that it was proposed to sell, these being hot and cold drinks, and a range of pre-packed snacks. The applicant indicated that he had obtained various hygiene courses, etc. The request specified that the operator would like to trade at events in Laxey. It was agreed to advise that the applicant would be welcome to apply to trade at individual events organised or co-ordinated by the Commissioners in Garff. The merits of the application would be considered at the time of application. The clerks were instructed to respond to the correspondence accordingly.</p>
<p>c)</p>	<p><i>Ramsey Boundary Extension – Email circulated to Commissioners by email 30th September 2020. The mapping that had been forwarded by Ramsey Commissioners indicating the boundary extensions they were proposing into Maughold and Laxey were discussed. The clerks advised that the Chief Executive of Ramsey Commissioners had hand-delivered the maps and advised the clerks of the proposals. It was noted that no communication had taken place or been proposed at Board level. JQ outlined the detail of where the new boundary would be drawn in Maughold. The annexation included part of the Golf Course, several fields, that could arguably be developed, wooded slopes, the Albert Tower, a section of Tower Farm, etc. It was felt that the vast majority of this land was completely unsuitable for development which factor seemed to be the driver for Ramsey’s intentions to change the boundaries.</i></p> <p><i>The financial consequences of the proposals were also discussed. Due to the topography of the land there are less than a handful of properties in the area and it was noted that the effect on Garff’s rate income as a local authority would be negligible. Members expressed concern however that the residents of these few isolated properties would face significant increases in rate charges. The consensus was that the Commissioners would be firmly committed to defending their residents from the imposition of any additional financial burden. JP suggested that residents who may be affected be contacted and advised. This was agreed. Members also recognised that the request for boundary extension will have a much more significant effect on the residents of Lezayre Parish that could threaten its viability. MF proposed that Garff should engage in discussion with Lezayre should the proposals be progressed. MF added that any necessity for local government reform and the draft Area Plan for the North and East that was currently being prepared were matters that should be settled before any boundary changes were considered. JP suggested discussing the issue through the Municipal Association. This was agreed. Members noted the recent press releases and statements from Ramsey Commissioners made in the press. These were discussed. The consensus was that the statements issued by Ramsey Commissioners contained insufficient explanation or justification for annexing the areas of Maughold that had been identified in the mapping. The Commissioners also noted that Ramsey Commissioners have recently stated in press releases that they are in communication with both Garff and Lezayre. This statement was felt to be misleading as no direct discussions or communications had taken place between the Board of Garff Commissioners and the Board of Ramsey Commissioners. The Commissioners resolved, however, to consider discussing the matter with the Board of Ramsey Commissioners should that be deemed necessary by both parties.</i></p> <p>ND summarised that the Board’s objections which included that there appeared to be no reason or logic to the request to annexe the land in Maughold, and that there were no apparent benefits to ratepayers in either Garff, Lezayre or indeed Ramsey.</p>

d)	<i>MF advised that the PROW from Corony Hill to Ballaglass Glen was impassable. As with the other path defects she had reported, there were broken boardwalks and water-logged paths. The clerks advised that reports of poorly maintained PROWs were coming in from across Garff. The Commissioners would report the path identified by MF and would consider writing to the Minister due to the severity of the issues being raised. No further instruction was given at this stage.</i>
187/20	Committees & Boards
a)	Municipal Association The Association had discussed progress with Douglas Promenade and Laxey flood defences.
b)	Laxey & Lonan Heritage Trust <i>The recent Quiz hosted by the Trust was noted. ND & TK reported that it had been an entertaining and well-attended event.</i>
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 – <i>ND asked if a discussion of some financial matters could be moved to Private Session. This was agreed.</i>
g)	Northern Civic Amenity Site <i>Meeting to take place next week to consider end of year accounts.</i>
h)	Northern Swimming Pool Board <i>JQ reported that there had been a rise in numbers making use of the pool in recent months. Various other maintenance matters were being progressed.</i>
i)	Northern Sheltered Housing Committee - ntr
j)	Waste Management Steering Group - ntr
k)	Cooil Roi Sheltered Housing Complex <i>A discussion of the rate setting process took place. The impact of local authority rate rises on public rents was considered and noted. JM advised Members of a recent incident which had caused the fire brigade to be summoned to the complex was noted and discussed.</i>
l)	Employment Sub-Committee - ntr
m)	Glen Road Recreation Area Sub-Committee – MR reported that tender documents for a new skate park facility were in the final stages of preparation with a view to installation in Spring 2021. The intention was to submit a Petition to Government to fund the project. These matters were noted.
n)	<i>MR reported that a meeting was planned the following week for options regarding the construction of new public conveniences in Laxey Village to be investigated. A report would be submitted to the Board in November following this meeting. This was noted.</i>
188/20	Operational Reports
a)	Health and Safety Report - <i>There were no urgent matters to report.</i>
b)	Officers' Reports - <i>There were no urgent matters to report.</i>
189/20	Any Other Business
a)	To discuss request from MU for two attendees on to the 'Garff Sewerage Consultative Group'. <i>JP suggested that a resident should be invited. The clerks were instructed to request this. Other matters in regard to representation were discussed. AJM felt that there should be one representative from Laxey and from one from Lonan as new IRBCs had already been installed at several locations in Maughold. PK and JS were nominated to attend as the representatives of the Commissioners.</i>
b)	To discuss the proposals for a sea-defence wall around Laxey Harbour and a further sea-defence wall in front of the pipe factory and adjacent properties on Laxey Promenade. <i>The initial proposals from MU to protect the harbour and properties on Tent Road and at the north end of the Promenade were discussed. It was noted that DoI representatives had indicated were continuing to consider bringing forward proposals for a replacement wall along the Promenade, although no firm proposals had been prepared and there would be further consultation. There followed further discussion of the details of the general Laxey Catchment Flood Alleviation Scheme. JP noted the long-term proposals but asked what was being done to protect residents this winter. JP stated that Manx Utilities should be communicating with residents. ND referred to the two-day public consultation for residents held in Laxey in the previous week. It was noted that a lot of work had taken place in areas such as Ballaragh, Baldhoon, and Glen Road already, but very little appeared to have been done on the Minorca or Mines Road catchments on which properties had</i>

	<i>been flooded and which also affected properties on Glen Road (particularly Minorca). MR advised that the Commissioners had written several times to the Minister and the Flood Risk Management Team with regard to these locations. He also reminded Members that the Commissioners had recently written to the Chief Minister and the DoI Minister (MU Chief Executive) requesting that the ARUP report be implemented in full at the earliest opportunity, particularly Recommendation 2 that a new structure for Flood Risk Management be created to manage the problems more efficiently and effectively. It was agreed to re-iterate a range of information for residents relating to practical matters such as location of sandbags and emergency contact numbers.</i>
c)	<i>AJM gave his apologies left the meeting at 9.29 pm.</i>
d)	To discuss options for radio advertising with Manx Radio as set out in correspondence dated 05.10.20. <i>MR advised that a costed proposal had been submitted by Manx Radio. A full report would be issued to the Board on a marketing strategy for 'Visit Laxey' once costed proposals had been received from other media agencies who had been consulted. The intention was to work with Laxey businesses to identify means of funding an effective, affordable marketing strategy. Costings for newspaper, social media, and other means of advertising were being obtained.</i>
e)	To note: proposals for parking restrictions on Church Road, Lonan (<i>circulated 06.10.20</i>). These are being advertised for public comment prior to implementation. <i>JQ requested that Members consider the latest proposals and submit comment to the office by the 16th of October.</i>
f)	Update from TK on restoration of the Baldrine Memorial Garden. <i>TK reported that he had planted up the Memorial Garden. It was agreed that a plaque should be placed on the wall. TK to forward details to the office.</i>
g)	To discuss proposals from Highways amending parking arrangements between the former IOM Bank and the Queen's Hotel (<i>circulated 06.10.20</i>). <i>JQ requested that Members consider the latest proposals and submit comment to the office by the 16th of October.</i>
h)	<i>JQ asked if Members could submit comments and ideas for new parking initiatives in Laxey by the first meeting in November. This was noted.</i>
i)	<i>JP asked what was being done with the River Beach Area. The clerks advised that although various options had been discussed and considered several times previously the Board had not made a decision and no instruction had as yet been issue. JP suggested planters and a sensory garden. JQ asked if Members could submit details of any proposals they had for use of the area so that costings could be investigated.</i>
190/20	Matters in Private
a)	<i>A matter in regard to ECAS finance was disussed.</i>
	Meeting closed at 10.16 pm Date of next meeting: 21 st October 2020