

GARFF PARISH DISTRICT COMMISSIONERS
Mid-Monthly Meeting of the Commissioners

35 New Road, Laxey

Meeting Minutes

Wednesday 16th September 2020, 7.00 pm

Present:	Mr N. Dobson (ND) (Vice-Chair), Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mrs M. Fargher (MF), Mr L. Miller (LM), Mr A. J. Moore (AJM), Mr J. Smith (JS).
In Attendance:	Mr P. Burgess (PB), Clerk, Mr D Pycroft (DP) intern.
Apologies:	Mr. J. Quayle (JQ) (Chair), Mrs J. Pinson (JP). Mr M. Royle (MR), Deputy Clerk. Julie Matin (JM), Housing Officer, Mrs Sue Gower-Jackson (SGJ) Admin Asssitant

7.00 pm	Public Session - Preliminary Matters for consideration
	In the absence of Chairman, the Vice Chairman took the chair. Members were requested to consider this agenda and declare any interest that they may, or may be perceived to have, in its business.
183/20	Planning Matters
	Planning Applications
a)	20/00826/B Highlands Pinfold Hill Laxey, Alterations and erection of a first floor extension, decking and hardstanding. Amended Plans. There were no objections to these proposals.
b)	20/00967/C Liverpool Arms Main Road Baldrine, Change of use from Public House (class 1.3) to residential property (class 3.3). ND briefed members on the history of the planning application. Members expressed concerns that the application had failed make a serious attempt to market the property as a going concern. The reason for this was members felt the asking price for the property without the covenant may have put off potential buyers wanting to open as a pub and was disproportionate to the asking price with the covenant. AM stated that he would rather see the building as a residential property that it be left in its current state. MF expressed concerns about the current economic climate and that it would be difficult to make going concern of a business. MF noted the estate agent had received 3 expression of interest however these enquiries had not come to fruition, however his year was not a good year to be marketing such a property or start up a new business. <i>A vote took place with 2 Members in favour of the application and 3 against, 2 abstentions.</i>
c)	20/00987/B - Demolition of existing structure and erection of replacement stone wall Laxey Depot - Eng Works Ellerslie Glen Road Laxey Isle Of Man IM4 2HA There were no objections to these proposals.
d)	20/00988/CON - Registered Building Consent for the demolition elements of application 20/00987/B Laxey Depot - Eng Works Ellerslie Glen Road Laxey Isle Of Man IM4 2HA There were no objections to these proposals.
e)	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, Isle of man, IM4 7DQ. Correspondence received from Neighbouring property, with objections. <i>Members considered the letter and concerns raised. To give further time to consider the objections the Board instructed the Clerk to write to Planning and request the decision be delayed to allow for a site visit.</i>
	Approval Notices (DEFA Planning Committee) <i>The following approvals were noted. No further instruction.</i>
f)	20/00588/B Creation of raised patio area, parking and vehicular access, Saint Bees (Formerly Glenlea) Highfield Drive Baldrine – Approved 04.09.20.
g)	20/00730/B Erection of single storey extension and fence to rear of dwelling 24 Baldrine Park, Baldrine, Erection of single storey extension and fence to rear of dwelling - Approved 11.09.20.
h)	20/00809/B, Erection of a summer house in association with exiting hot tub area, Sarasota Ramsey Road Laxey – Approved 11.09.20.
i)	20/00855/B, Erection of first floor extension above garage, 2 Cardle Cottages Corony Maughold – Approved 14.11.20

j)	20/00864/B, Erection of replacement sun room extension, Brundal House Glen Roy, Laxey. = Approved 14.11.20
	Refusal Notices (DEFA Planning Committee) - ntr
	Appeal Notices (DEFA Planning Committee) - ntr
184/20	Approval of Minutes
a)	Approval of minutes of the meeting of the 2 nd September 2020. <i>These were agreed to be a correct record.</i> Proposed – JS , Seconded MF . Unanimous.
185/20	Matters Arising & Other Business
a)	To discuss progression of the proposal for the construction of new public conveniences in Laxey Valley Gardens. ND advised members that planning permission had been obtained for the new toilet block in the Valley Gardens, however the Board had agreed to not to progress the project and bring it back to a meeting at a later date. ND advised that some members were not in agreement regarding the location and the purpose of raising this was to decide whether to progress with the toilets at this location or possibly look at other options. The Clerk advised a member had suggested investigating converting the Rose Gardens shelter in a public toilet. The shelter already had a water supply and electrics and was located in the centre of the village. It was also noted the this would provide facilities outside of the times when the MER station building is closed. It was resolved to investigate this option further and engage the services of an architect. Proposed AM , Seconded MF
b)	To discuss progression of the proposal for a skatepark to be constructed at the Glen Road Recreation Area. A discussion took place and it was resolved the Clerk be instructed to obtain formal proposals and costings for the provision of a skate park at the Glen Road Recreation area.
c)	To discuss progression of the proposal to create permanent community open space in the field besides the Dhoon Church Hall in Maughold. MF declared an interest and withdrew from the meeting. The Clerk advised that a communication has been received from the Bishops Minister, Dhoon Church, indicating that an update would be provided to the Commissioners in the next few weeks. A discussion took place with regard to how long the process had taken so far. AM expressed concern regarding the costs to install the play equipment.
d)	To discuss the proposed 'Deed of Agreement' between the Commissioners and Manx Utilities in regard to the Laxey Flood Alleviation Scheme (document re-circulated 07.09.20). A discussion took place and it was resolved the Clerk contact the Authorities Insurer and seek advice regarding any insurance liability implications.
186/20	General correspondence
a)	To discuss the proposal from JP to contact the IOM College in regard to the availability of students to undertake community projects. A detailed discussion took place and AM proposed to contact the college to ask if students could assist with making a 'Hop-tu-naa' themed "face in a hole photo board". This proposal was unanimous.
187/20	Committees & Boards (by exception)
a)	Northern Neighbourhood Policing Team Community Partnership meeting – TK reported he had attended the recent meeting and the issues of persons jumping into the Harbour was raised. TK advised that a Police Officer had spoken to individuals and the practice had now ceased.
188/20	Operational Reports
a)	Health and Safety Report – NTR
b)	Officers' Reports – Hop-tu Naa, Spooktakular event – DP briefed the Board on plans for the events which will take place between 24 th and 1 st November. Various activities are planned during the week, including a ghost walk and treasure hunt. A discussion took place and it was Resolved to provide funding up to £1,000 for the event. Proposed AM , Seconded JS
189/20	Any Other Business

a)	To discuss implementation of the Mines Road Street Lighting Scheme following correspondence from residents in regard to positioning of lamp-posts. The Clerk advised the Commissioners the street lamp replacement was being undertaken as part of an infrastructure upgrade being undertaken by Manx Utilities. The scheme to replace the street lamps was approved by a planning application in 2017. The distance between each column is dictated by British Standards, and Manx Utilities have advised that variation to this may have insurance implications if there were an RTC. The Clerk advised that a present temporary lamp heads were fitted and the final style/type were likely to be less intrusive. Furthermore, there are options for fitting shields to reduce light to properties, also lighting times could be altered. Currently the lights go off 1am. A discussion took place and it was Resolved not to give instruction to move the position of the street lamps.
b)	Board meetings April 2021 – The Local Authority General Election has been set for 22nd April 2020. The Board would normally meet on Wednesday 21st April. A discussion took place and it was Resolved to provisionally schedule meeting for 31 st March and 14 th April. AM proposed the dates are reviewed nearer the time.
c)	Bathing Water Designation update. The Clerk advised that an application had been submitted to the Department Environment Food and Agriculture, to designate Laxey Beach under the scheme. Unfortunately until a suitable sewerage treatment plant had been installed for the Laxey and Garwick outfalls it was unlikely this would be successful. If unsuccessful a further application could be submitted if and when sewerage treatment schemes have been implemented.
d)	MF advised that the Maughold Bonfire and firework event was taking place on evening, Saturday 7 th November and requested if the Garff Maintenance Staff could assist with building the Bonfire. This request was unanimously Approved.
e)	MF advised that Maughold social club had requested assistance with lighting at a community carol service on the Sunday before Christmas. Noted. Clerks to liaise with Maughold Social Club to provide assistance.
f)	MF reported there were still issues with goats in the Dhoon arboretum and around the Dhoon Café and toilets where they have made a mess. Noted.
g)	MF reported that footpaths in Maughold were overgrown and dangerous in places. The Clerk requested more detail and locations. MF to Report back.
h)	JS expressed disappointment that the Glen Mona Hotel had shut. Noted.
i)	JS asked if Kinrades Haulage could be thanked for their continuing to service wheelie bins on Dreemskerry Road while it was shut. Clerk to pass thanks on to Alan Kinrade.
j)	PK referred to AM proposal at a previous meeting have new two rafts. Two rafts would be put out the third retained as a spare. The Clerk advised that suitable joinery companies were being contacted with a view to providing costs for replacement.
k)	Damage to Giant Deck Chair in the Village Square. The Clerk advised that a large number of young adults had been seen on the chair prior to the collapse. The damage was caused by too many people being on the chair at once rather than vandalism.
l)	PK referred to correspondence from Tim Baker MHK, circulated just before the meeting, advising that the Department of Infrastructure would be carrying out Beach Management works this year. PK referred to large stones in the river stating that he thought they should be removed to improve river flow capacity. ND advised that the theory was that when the stones are moved by the waves they absorb energy and reduce the impact of overtopping. A discussion took place. No further instruction was given.
190/20	Matters in Private
a)	A letter from a resident in regard to the Government's response to the flooding incident on the 1 st of October was discussed.
b)	PK reported the DOI had made a mess of the footpath in the Glen Gardens while installing the debris catcher. The Clerk advised that once works were complete the path would be made good. A discussion took place regarding the effectiveness of the debris catcher.
c)	To discuss a request in regard to a property owned by the Commissioners. The Clerk advised that the office had received correspondence requesting the Commissioners consider selling one of its commercial properties. A discussion took place and reference was

	made to the provisions of the Tenancy of Business Premises Act 1971 and it was unanimously Resolved to turn the offer down.
d)	Employment Sub-Committee – An employment matter was discussed.
	Meeting Closed at 9.19pm Date of next meeting: 7 th October 2020