

**GARFF PARISH DISTRICT COMMISSIONERS**  
**Mid-Monthly Meeting of the Commissioners**

Meeting to be conducted by remote means due to the measures in place regarding the Covid-19 Pandemic.

**Minutes of the Meeting**

Wednesday 20<sup>th</sup> January 2021, 7.00 pm

<b>Present:</b>	Mrs M. Fargher (MF) (Chair), Mr N. Dobson (ND)(vice-Chair), Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mr L. Miller (LM), Mrs J. Pinson (JP), Mr J. Smith (JS).
<b>In Attendance:</b>	P. Burgess (PB) Clerk, M. Royle (MR), Deputy Clerk, J. Mattin (JM) Housing Manager.
<b>Apologies:</b>	Mr A. J. Moore (AJM).
<b>7.00 pm</b>	<b>Public Session - Preliminary Matters for consideration</b> <i>The meeting began at 7.00 pm.</i>
<b>a)</b>	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. <i>This was noted by Members.</i>
<b>9/21</b>	<b>Planning Matters</b>
	<b>Planning Applications</b>
<b>a)</b>	20/01456/B Erection of front entrance porch, erection of side extension and construction of dormer extension. Lyncroft Lodge Minorca Hill Laxey. <i>There were no objections to the proposals in this application.</i>
<b>b)</b>	20/01523/B Replace existing glazed conservatory roof with tiles Cushag 10 Shore Road Laxey. <i>There were no objections to the proposals in this application</i>
<b>c)</b>	20/01509/B Alterations and erection of an extension to rear elevation Pine Lodge Balphoon Road Laxey. <i>There were no objections to the proposals in this application.</i>
<b>d)</b>	20/01541/A Approval in principle for a dwelling addressing siting and means of access Field 612631 Adjacent To Barroose House Barroose Road Baldrine. Members considered this proposal very carefully and noted that the 'in-principle' proposals were for a dwelling that would be likely to be prominent in the landscape and cause visual intrusion that would be detrimental to the character of this rural location on Baldrine Road. Members noted that the field was zoned for agricultural use and that this factor, a range of Policy and Planning Guidance (particularly HP 4 of the Isle of Man Strategic Plan) were factors that needed to be closely considered in any consideration of this application. Members resolved that the Board should Object to the proposals.
<b>e)</b>	20/01543/B Erection of an equipment store to replace existing sheds Laxey & Lonan Sports and Community Facility Glen Road Laxey. <i>It was noted that due to his involvement with the Football Club, <b>PK</b> had an interest in this item. He was, however, permitted by the Chair to provide some background information in regard to this application. After providing this information, <b>PK</b> took no part in the decision-making process. There were no objections to the proposals in this application.</i>
	<b>Approval Notices (DEFA Planning Committee)</b> <i>The following 5 approvals were noted.</i>
<b>f)</b>	20/01282/B Erection of front porch canopy and alterations to existing windows Baldromma House Maughold – Approved 12.01.21.
<b>g)</b>	20/01376/B Alterations and erection of an extension Carrigan Head Old Laxey Hill Laxey – Approved 11.01.21.
<b>h)</b>	20/01360/B Roofing works to rear single storey outlet 9 Dumbells Terrace Laxey – Approved 08.01.21.
<b>i)</b>	20/01358/C Additional use of accommodation within and above existing detached garage building as tourist accommodation Ballacowle Cottage Agneash Laxey Approved 08.01.21.
<b>j)</b>	20/01357/B Installation of replacement windows and doors 5 Rivers Court Glen Road Laxey – Approved 08.01.21.
	<b>Refusal Notices (DEFA Planning Committee) - ntr</b>
	<b>Appeal Notices (DEFA Planning Committee) -ntr</b>

	<b>Planning Enforcement -ntr</b>
<b>10/21</b>	<b>Approval of Minutes</b>
a)	Approval of minutes of the meeting of the 6 <sup>th</sup> January 2021. <i>These were agreed to be a correct record. Proposed JS, Seconded JP. Resolved.</i>
<b>11/21</b>	<b>Matters Arising &amp; Other Business</b>
a)	To discuss the decision of the Appeal Inspector to permit the planning application for a new dwelling at Berwyn, Old School Lane, Laxey Pa18/00879/B. <i>The consensus was that the decision to approve this application at the appeal stage was a very poor outcome that would have significant implications for immediate residents and for the character of this area of Laxey. It was felt that the proposed dwelling was too high and too large in scope for the size of the plot. Highway issues were also discussed. It was agreed that the visual impact of the modern style of the dwelling would be detrimental to the location, particularly when the height of the structure was taken into account. It was noted that there was no means by which the decision could be overturned except by the Petition Process. The meeting was advised that several residents were investigating this option. It was agreed to communicate with the residents in writing and that a meeting should take place with the residents. In addition, it was agreed that a letter should be sent to the Minister expressing the Commissioners' concerns with the quality and appropriateness of the decision.</i>
b)	To consider the budgets and set the Rate for YE 2022 (documents to be circulated W/C 18.01.21). <i>The draft budget that had been circulated at the previous meeting had been amended as requested by Members. This version had been circulated with a report recommending a rate rise of 4.9% for YE 2022. It was noted that refuse collection and disposal charges were rising as were the level of contributions to the two Civic Amenity Sites which served the Sheading. Increases in the level of staffing on the maintenance team had been included, and there were enforced rises in other areas of service provision. Income from the campsite had reduced significantly due to the pandemic, particularly the closure of borders. It was agreed that further efforts would be made to promote 'staycations' at the site whilst the borders were closed to visitors. JP proposed that the rate for YE 2022 be set with an overall increase of 4.9%. This was seconded by MF and unanimously agreed by the seven Members present who all voted in support of the motion.</i>
c)	Feedback from the LGU following meeting with Clerks on 14 <sup>th</sup> January 2021 in regard to rate setting deadlines, local authority elections, etc. <i>PB advised Members that the forthcoming local elections had been discussed at the meeting. A decision on whether they would be held as planned on April 22<sup>nd</sup> 2021 would be made once the length of the current lock-down had been determined. These matters were noted.</i>
d)	To discuss the forthcoming Local Government Amendment Bill (documents circulated 17.12.20). The documents had been circulated prior to the previous meeting and had been considered by Members. The level and quality of support offered by government through the LGU was discussed, as were the sections dealing with changes to the process for boundary alterations, and new proposals to deal with conflicts of interest. The clerks were instructed to respond to Government seeking clarification and expressing concern with some aspects of the changes.
<b>12/21</b>	<b>General correspondence</b>
a)	Resident – correspondence in regard to the works on the river side of Glen Road in Laxey opposite the power station (circulated previously). <i>The correspondent expressed the view that the works had 'destroyed the remaining walls surrounding the former chemical works/dye works. Concern was also expressed in the correspondence in regard to the possibility of any further 'unauthorised' works being undertaken by DoI. The correspondent also advised that they had submitted a planning enforcement request. The height of the new wall, the effects on road safety, the finish on the wall, questioned the necessity for a river access gate. It was noted that there was a concern to protect properties on Glen Road from flooding incidents following the catastrophic flooding of 2015 and 2019. Notwithstanding this, a Member stated that the development was in a conservation area and sympathy was expressed with the correspondent that the heritage and character of Laxey had to be maintained. The consensus was that a balance needed to be struck between these two requirements. MF proposed contacting Planning and MNH to raise these matters. This was agreed.</i>

<b>13/21</b>	<b>Committees &amp; Boards – ntr</b>
<b>14/21</b>	<b>Operational Reports</b>
<b>a)</b>	Report on continuing implementation of the Covid-19 Contingency plans. <i>JM advised that the complex continued to follow the staged Cool Roi Covid-19 Contingency Plan. She advised that advice and practical support was available from DHSC if required. JM advised that PPE stocks were good and that the regular fire checks were being continued by staff. MR advised that as per the government instruction maintenance staff were operating from home. The daily checks around various facilities were being undertaken in rotation, and additional 'home-work' had been agreed and was being carried out by staff. All staff and contractors had good supplies of PPE, including masks, face screens, hand sanitiser, etc. The office was liaising closely and frequently with the refuse and cleaning contractors: they had reported no problems or issues to date. The office would continue to monitor the situation and respond accordingly.</i>
<b>b)</b>	Health & Safety – <i>no further matters to report (see 14.21.a)</i>
<b>15/21</b>	<b>Any Other Business</b> <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>
<b>a)</b>	<b>PK</b> – Refuse bins on Laxey Promenade. <b>PK</b> has requested the Commissioners discuss current provisions. <i>This matter was discussed. Officers advised that screening of the bins beside the Promenade Green buildings had been agreed at a meeting in 2019. This work was scheduled for Spring 2021. Prior to this liaison would take place with the tenant of the Promenade Kiosk and with the refuse contractor. The number of bins at the two sites on the Promenade was discussed. There were various operational reasons for their number to be maintained. The situation would be monitored during 2021.</i>
<b>b)</b>	Request for an update from the Chairman regarding arrangements for plastic/cardboard recycling. <i>This matter had been discussed at the previous meeting. MR advised that meetings had been arranged with several providers to discuss costs and options. These would take place post-lockdown.</i>
<b>16/21</b>	<b>Matters in Private</b>
<b>a)</b>	<i>A matter in regard to commercial premises was discussed.</i>
	The meeting closed at 9.06pm. Date of next meeting: 3 <sup>rd</sup> February 2021