

GARFF PARISH DISTRICT COMMISSIONERS

Monthly Meeting of the Commissioners

35 New Road, Laxey

Minutes of the Meeting

Wednesday 3rd February 2021, 7.00 pm

Present:	Mrs M. Fargher (MF) (Chair), Mr N. Dobson (ND)(vice-Chair), Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mr L. Miller (LM), Mr A. J. Moore (AJM), Mrs J. Pinson (JP), Mr J. Smith (JS).
In Attendance:	P. Burgess (PB) Clerk, M. Royle (MR), Deputy Clerk, Apologies: J. Mattin (JM) Housing Manager.
7.00 pm	Public Session - Preliminary Matters for consideration
a)	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. JS identified a potential interest in 17/21.h as he lived in the immediate vicinity. LM advised that he could be perceived to have an interest in items 17/21.c -f inclusive.</i> <i>MF thanked all staff for the additional work they had undertaken in responding to the situation during the most recent lockdown. On behalf of the Board she also thanked all those in the community who had provided assistance to the community during the period.</i>
17/21	Planning Matters
	Planning Applications
a)	20/01534/B Ballawill, Agneash, Alterations and erection of two storey extension to dwelling. <i>The application was considered in detail. The relevant Housing Policies were considered, particularly HP 15 from the Strategic Plan. The proposal to stone-clad the proposed extension was discussed. Some Members felt that the extension should be rendered to match the existing building. It was agreed that this aspect should be flagged up to the Planning Committee for their consideration. The consensus reached, however, was that the Board had no strong objections to the proposals and to the setting aside of aspects of the relevant policy.</i>
b)	20/01434/REM Land North West Of Ballaragh Old Farmhouse Ballaragh, Reserved Matters application in association with PA 20/00894/A for erection of dwelling and extension of residential curtilage. <i>The impact of the proposed dwelling on the character of the Ballaragh area was discussed in detail. The relevant Housing Policies were considered, particularly HP 14. The need to demolish the barns was considered. A Member stated that these were an important feature of the character of the Ballaragh area. It was noted that there were previous approvals in place from 2014 & 2015 for the barns at the site to be developed into dwellings. The Member felt that these were still options that should be considered. It was also noted that the new proposal contradicted Housing Policy in other respects as the proposed dwelling would not be on the footprint of the barns, etc. The consensus reached was that, although subjectively the design could be termed to be 'innovative', it was not appropriate for or in sympathy with the character of the rural landscape, particularly when viewed from the east at distance. It was agreed that the applicant should be asked to submit a design that was more in line with Housing Policy and that retained as much as possible of the barn structures. The Board resolved to submit an objection to the proposals.</i>
	LM left the meeting at this point whilst the following four items were discussed.
c)	20/01472/B Cornaa House Ballaglass Glen Road Cornaa, Installation of garden terracing and river storm defenses (retrospective). <i>The Board expressed disappointment that the applicant had not submitted a planning application prior to undertaking these works. The consensus was that the development was intrusive and had changed the character of this sensitive location directly adjoining the National Glen, one of the Island's prime visitor and leisure destinations. The Board Resolved to object to the application.</i>

d)	<p>20/01474/B Cornaa House Ballaglass Glen Road Cornaa, Alterations to fenestration to north elevation of dwelling (retrospective).</p> <p><i>The Board expressed disappointment that the applicant had not submitted a planning application prior to undertaking these works. The Board noted that the development contradicted the relevant planning policy and guidelines on the replacement of windows in the countryside. The Board Resolved to object to the application.</i></p>
e)	<p>20/01475/B Cornaa House Ballaglass Glen Road Cornaa, Extension of residential curtilage to land adjacent to dwelling and erection of summerhouse, goat hut, chicken coop and polytunnel (retrospective).</p> <p><i>The Board expressed disappointment that the applicant had not submitted a planning application prior to undertaking these works. The zoning of the land was noted and the current use considered. It was felt that the planning system should be respected by the applicant and that no further development of the site be undertaken without the necessary permissions being granted. The Board resolved to reserve further comment and to defer to the expertise of the Planning Committee in regard to determining this application.</i></p>
f)	<p>20/01476/B Cornaa House Ballaglass Glen Road Cornaa, Proposed demolition of the existing boundary wall between the cottage and the Main House where this flanks the highway at Cornaa House, Ballaglass Glen, Maughold. Works to include new sliding gate and flood defences.</p> <p><i>The Board considered these proposals in detail. Members acknowledged the requirement to protect the property from storm water flow coming down the adjacent highway. The consensus was that the design of the new entrance was inappropriate for this rural location and that it would be detrimental to the character of the area. Members resolved to object to the proposals.</i></p>
	LM returned to the meeting.
g)	<p>21/00044/B Shore Hotel Old Laxey Hill Laxey, Installation of decking and creation of additional parking spaces.</p> <p><i>These proposals were considered in detail. The Conservation Area status of the site was noted. It was felt that the development would change the character of the prominent riverbank location. The commercial needs of the business were acknowledged and recognised. Members felt, however, that the proposed construction materials (decking, etc) would be an inappropriate addition that would be detrimental to the location. The consensus reached was that the plans submitted were not acceptable for the Conservation Area and that more appropriate designs making use of alternative construction materials should be submitted.</i></p>
h)	<p>21/00025/B Ballasaige House Dreemskerry Maughold, Alterations and erection of a 2-storey extension to side elevation and single storey double garage with terrace to rear elevation.</p> <p><i>Housing Policy 15 was particularly noted in the discussion of these proposals. It was noted that the 50% guideline would have to be set-aside if this application were to be removed. It was also noted that the extension would be 'stepped' back from the original building line and was largely in keeping with the current dwelling. The consensus reached was that the Board had no objection to the proposals.</i></p>
i)	<p>21/00041/B Plot Adj To Instow & Dreeymlang Ballagorry Drive Glen Mona, Erection of proposed detached dwelling and garage.</p> <p><i>This application was considered in detail. It was noted that the style of the adjacent properties on Ballagorry Drive were non-traditional, but the style, design and location of the proposed dwelling was not in keeping with these dwellings or with the rural 'hill-land' setting of the application site. It was felt that the proposed dwelling would form a severe contrast with the character of the adjacent countryside. The dominant position of the site above Glen Mona and its prominence in views from the east was noted. impact of the proposed design would be detrimental to views as experienced from the A2 Highway (particularly from areas to the immediate south of Dhoon School, etc) and from land to the east in the areas of Cashtal Yn Ard, Rhenab, Balaglass, the Barony, etc. In this respect, it was agreed that a 'softer' design that would be more in keeping with the current cluster of dwellings could be more acceptable. The consensus was that, although within a 'cluster' the visual impact of the design would be entirely inappropriate for the sensitive landscape. The Board resolved to object to this application.</i></p>
	Approval Notices (DEFA Planning Committee) – the following approvals were noted. No further action.

j)	20/00405/LAW Certificate of Lawful Use for the siting of containers for storing of equipment and materials; a poly tunnel and open storage of materials at Field 614795 Ballamenagh Road Baldrine Isle Of Man.
k)	20/01396/B Erection of a replacement conservatory with roof terrace over and replacement of bedroom window with patio door to provide access to proposed roof terrace, erection of a conservatory to replace existing rear canopy and formation of additional parking, North Barrule Port Lewaigue Close Port Lewaigue.
	Refusal Notices (DEFA Planning Committee)
	Appeal Notices (DEFA Planning Committee)
	Planning Enforcement
18/21	Approval of Minutes
a)	Approval of minutes of the meeting of the 20 th January 2021. <i>These were agreed to be a correct record. Proposed ND. Seconded JS. Resolved.</i>
19/21	Matters Arising & Other Business
a)	To confirm the decision made at the remote meeting held on the 20 th February 2021 to increase the rate for YE 2022 by 4.9%. <i>LM raised concern with the level of rate rise that had been set when the effects of the pandemic were taken into account. It was noted that the Commissioners rate would rise on an average property by around £15 - £20 per year and that the largest portion of the rates demand was payable to Manx Utilities for water and sewage charges. Increases in tipping charges, CA Site charges, etc were also noted. It was noted that since the formation of the new Garff Authority in May 2016 the rates had risen by an average of 2.1% over what is effectively a six-year period from 2016 to March 2022. The decision to increase the rate by 4.9% made at the virtual meeting on the 20th of January 2021 was unanimously confirmed.</i>
b)	To confirm decisions made at the remote meetings held on the 6 th of February 2021 and the 20 th of February 2021 as recorded in the respective approved minutes. <i>The decisions made and included in the minutes of the virtual meetings held on both the 6th and 20th of January 2021 were unanimously confirmed.</i>
c)	To discuss the proposal from Ramsey Town Commissioners for changes to the Maughold/Lezayre/Ramsey borders. <i>It was agreed that when further details were available a meeting would be arranged with the two Garff MHKs to discuss this matter, and a further meeting with the senior officers engaging with the forthcoming Area Plan for the North and West.</i>
d)	<i>The audited accounts for yr end 31st March 2020 had been submitted to the Authority by the auditors. These had been circulated to Members. It was noted that the Board had been briefed on the draft audited accounts by the Authority's accountant at a previous meeting in November 2019.</i> <i>ND proposed that the Board approve the Audited accounts for YE 2020. This was seconded by JP and Resolved unanimously.</i>
20/21	General correspondence
21/21	Committees & Boards – By exception. <i>JS suggested that in periods of lockdown it would be beneficial for remote meetings of the IOM Municipal Association to take place. It was suggested that local authorities could share good practice through this forum in regard to the responses made to the Covid-19 emergency. JS to take such a proposal to the next meeting of the Association.</i>
22/21	Operational Reports
a)	Report on continuing implementation of the Covid-19 Contingency plans – <i>A discussion took place in regard to the response of the Authority during the recent lockdown. Further analysis of all aspects of operations across the organisation would take place in due course.</i>
b)	Health & Safety – <i>The clerks referred to additional equipment that had been supplied to Cool Roi to assist when gritting of the complex was required.</i> <i>Members were also briefed on problems with ice at Ballagorry Drive. The contractor had risk-assessed the situation on the previous Monday and had delayed servicing of upper Ballagorry Drive until later in the day. Subsequently, a meeting had taken place with the contractor and further contingencies had been put in place including additional support (gritting, etc) from the</i>

	<i>Authority at the location to ensure safe access. The situation would be closely monitored during the current cold period. MR advised that the problems were being caused by water run-off from a building plot. The developer and the various relevant governmental agencies had been contacted (Flood Risk Management, Highways, Building Control, etc) and a site meeting of government officers had been organised for the 4th of February with the aim of finding a resolution to the problem.</i>
23/21	Any Other Business <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>
a)	LM <i>proposed that a plaque be placed in the Boardroom that named all Members who had served in the first term of the new Garff Board. This was agreed.</i>
24/21	Matters in Private - ntr
	Meeting closed 09.47pm Date of next meeting: 17 th February 2021