

GARFF PARISH DISTRICT COMMISSIONERS
Mid-Monthly Meeting of the Commissioners
35 New Road, Laxey

Minutes of the Meeting

Wednesday 17th 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),
Mrs J. Pinson (JP), Mr J. Smith (JS).

In Attendance: P. Burgess (PB) Clerk, M. Royle (MR), Deputy Clerk,
Apologies: Mr A. J. Moore (AJM)

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. ***JS** indicated a potential interest that could be perceived in item 25/21.a. This was noted.*
The Chair requested that all present were accorded the courtesy and respect as indicated in the Code of Conduct for Local Authority Members and Officers.

25/21 Planning Matters

Planning Applications

a) 21/00058/REM - Land Adjacent To Laurieston House Booilushag Ballajora Ramsey Isle Of Man IM7 1BB. Reserved Matters application to PA 19/00686/A for the erection of a detached dwelling and garage.
The location, and setting of the site was considered carefully as was the size, style, and scope of the proposed dwelling. It was agreed that the dwelling would not be intrusive in the 'urbanised' setting of the Booilushag Estate. There were no objections to this application.

b) 21/00064/C - Glen House Residential Home New Road Laxey Isle Of Man IM4 7BE. Change of use from residential care home (class 3.2) to self contained apartments & a dwelling (class 3.3 and 3.4).
There were no objections to the principle of changing the use of the individual units to self-contained apartments. ***TK** stated that he felt that provision of these kind of units could assist with the shortage of affordable housing, etc. Members were generally concerned however by the implications for parking in the vicinity of the site. The comments of the applicant in regard to this were noted. These presented a view that the new residents would not require motor vehicle/s due to the location of the site in the Village. Members could not concur with this view; the consensus being that additional parking need would be generated in an area in which there was already inadequate provision. The planning regulations in relation to parking requirements were considered. It was felt that this aspect had to be addressed by the applicant before an application for change of use could be supported. In these circumstances, Members agreed to submit an objection to the application on the grounds of insufficient parking provision.*
***JS** asked about the status of the investigation into parking provision across Laxey which DoI had advised they were to undertake. It was noted that the consultants were UK based and that this had been delayed by the Covid situation. The clerks were instructed to request an update from the Department.*

c) 21/00073/A - Land East Of Thie Corneil Clay Head Road Baldrine Isle Of Man IM4 6DN. Approval in Principle to erect a single dwelling.
Concerns were expressed that access to this site could be problematic from a road safety viewpoint. Members referred to several previous applications along Clay Head Road for new dwellings which had been refused by the Planning Authority because of the additional traffic that would be generated on the highway. In these circumstances and with these precedents in mind, Members agreed to object to the application.

d) 21/00091/C - Part Field 624032 Rear Of 1 And 2 Mount Sayle Port E Vullen Maughold Isle Of Man IM7 1AP. Change of use of agricultural land to residential use.
This application was considered in detail. It was noted that the site was in a highly sensitive coastal location at the transition point between settlement and open rural country of highly significant importance. Members felt that the development of the land as a garden was likely to have a detrimental effect on the character of the area. The change in character would likely be

	<i>exacerbated by the addition of garden structures/summerhouses, etc. As the application site was just outside the conservation area it was noted that such structures could be constructed under permitted development; consequently, control over future development of the site could be compromised. Members requested that the Planning Authority issue appropriate conditions to limit development built and otherwise at the site should any approval be granted.</i>
e)	21/00092/B - Site Adjacent To Drumain Farm Ballaragh Laxey Isle Of Man IM4 7PN. Variation of condition 1 to PA 16/01076/B (Erection of two detached dwellings) for an extension of time for a further 4 years. <i>There were no objections to this proposal to vary the condition.</i>
	Approval Notices (DEFA Planning Committee) <i>The following five approval decisions were noted. No further instruction issued.</i>
f)	20/01523/B - Cushag 10 Shore Road Laxey Isle Of Man IM4 7DE. Replace existing glazed conservatory roof with tiles.
g)	20/01478/B - Minglestone Glen Roy Laxey Isle Of Man IM4 7QD. Erection of a two storey extension to provide ancillary living accommodation.
h)	20/01209/B - Cooyrt Bane Ballafayle Maughold Isle Of Man IM7 1ED. Alterations and erection of first floor extension.
i)	20/01057/B - The Gatehouse The Colony Port Lewaigue Maughold, Conversion of garage to a physiotherapy treatment room.
j)	20/01456/B - Lyncroft Lodge Minorca Hill Laxey Erection of front entrance porch, erection of side extension and construction of dormer extension.
	Refusal Notices (DEFA Planning Committee) – ntr.
	Appeal Notices (DEFA Planning Committee) – ntr.
	Planning Enforcement – <i>The clerks advised that Members of the public had submitted reports of works at two separate locations in recent weeks. These involved development at a property being undertaken in Maughold and the removal of several sections of Manx Hedgerow at a location in Laxey. These reports had been passed on to Planning for their consideration.</i>
26/21	Approval of Minutes
a)	Approval of minutes of the meeting of the 3rd February 2021. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed, JP. Seconded, TK. Resolved unanimously.</i>
27/21	Matters Arising & Other Business
a)	<i>JS advised Members that a meeting of the Garff Sewage Treatment Strategy Forum Group was taking place on the 22nd of February. This was noted.</i>
28/21	General correspondence - ntr
29/21	Committees & Boards – By exception.
a)	<i>TK reported that L&LHT had met. Concern had been expressed by the Trust about the condition of the Lady Isabella, when the finance to make repair works would be made available by Government to enable remedial works to take place. Instruction was issued to write to MNH & Government for clarification of these matters. JS referred to the unsuccessful bid to have the industrial heritage of Laxey to be designated as a world heritage site. Instruction was given to investigate the reasons for the rejection of the bid. The Board confirmed that the Authority would provide any assistance that could be provided for the forthcoming 'Duck Race' event. TK asked if a sign could be erected celebrating the twinning of Laxey with Bagilt, a former mining town in North Wales. It was agreed that this would be considered. JP proposed contacting the Member of the former Regeneration Committee who had brought forward proposals for new signage as an initial step in this regard. This was agreed.</i>
30/21	Operational Reports
a)	<i>Health & Safety – The clerks outlined several minor H&S matters that had arisen in recent weeks. A report would be issued in due course. MR advised that the refuse collection vehicle could not access Ballagorry Drive in very cold conditions due to ice that was forming as a result of run off from a building site. Maintenance staff had been mobilised as necessary on several occasions to ensure safe passage of the vehicle in recent weeks. DoI and the Flood Risk Management Team were involved with the landowner and were seeking to address the problem. The lockdown had forced the further postponement of the latest Quarterly Meeting with the Authority's Advisor. Works were currently being undertaken to fence off the bin-store area beside the Public Shelter.</i>

	<i>The clerks advised that clarification was being sought from the DoI's Flood Risk Management Team in regard to some proposed flood mitigation works that may affect the plans to construct a new skatepark in Glen Road. The tender documents for the skatepark had been prepared by their issue had been postponed until clarification of the proposed works had been received.</i>
31/21	Any Other Business
a)	<i>JS advised Members that he had attended meetings with Departmental Officers to investigate flooding problems at several locations on Dreemskerry Road and at Ballagorry Drive. He also advised that a resident of the Rencell Hill area had attended the recent political surgery and raised a flooding matter that was affecting their property.</i>
32/21	Matters in Private
a)	<i>ND proposed that email addresses with the 'garff.im' tag-line be issued to Members following the forthcoming election. This was agreed.</i>
b)	<i>A matter in relation to the dispersal of monies ring-fenced for five years at the formation of the Garff Board was discussed. It was agreed to place this matter on the agenda for the meeting on the 3rd of March 2021.</i>
	The meeting closed at 9.01 pm. Date of next meeting: 3 rd March 2021