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| GARFF PARISH DISTRICT COMMISSIONERSMonthly Meeting of the CommissionersCommissioners Boardroom, 35 New Road, Laxey.Minutes of the MeetingWednesday 5th May 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 A. J. Moore (AJM), Mrs J. Pinson (JP), Mr J. Smith (JS). **In Attendance:** P. Burgess (PB) Clerk, M. Royle (MR), Deputy Clerk.  Apologies: Mr L. Miller (LM).  |
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| **7.00 pm** | **Public Session - Preliminary Matters for consideration** |
|  | *Meeting opened 7.02 pm.* 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. *This request was made.* ***MF*** *advised that she would withdraw from the meeting during discussion of item 65.21.e.****MF*** *thanked* ***ND*** *for chairing the meetings that had taken place virtually. She also thanked the officers for their assistance during lockdown, particularly Mrs Mattin at Cooil Roi . JP thanked the maintenance team for their continued contribution during lock-down which had included cleaning of Laxey Promenade surfaces.* ***MF*** *reminded Members that discussion of staffing matters should be reserved for the Private part of the meeting.*  |
| **65/21** | **Planning Matters** |
|  | **Planning Applications** |
| 1.
 | 21/00428/B 1 Browns Terrace Glen Mona, Ramsey, Installation of replacement windows and doors (retrospective).*The condition and a previous (lapsed) approval for top opening windows were noted. There were no objections to this application.* |
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 | 21/00336/B Alterations and erection of a two-storey extension to existing public house to provide restaurant, hotel accommodation and staff manager accommodation with associated alterations to existing car park. Shore Hotel Old Laxey Hill Laxey. *The officers briefed Members on the clarification that had been received in regard to the number of additional parking spaces. There would be a further 10 spaces created, but these would be allocated for those with disabilities (2), those using the accommodation(6), and staff(2).* ***PK*** *asked if any one had objected to the demolition of the rear sections of the current hotel and the proposed new extension. It was noted that Correspondence had been submitted to the planners from a resident in the vicinity objecting to the additional height of the extension.**The overall consensus was that the proposals would have positive benefits. The Board resolved not to object to the proposals.*  |
|  | 21/00357/B Proposed Single Storey Rear Extension to Create Utility & Roof Dormer 5 Bay View Terrace Laxey.***PK*** *&* ***AJM*** *withdrew from the meeting having declared a conflict of interest. The consensus was that the ground floor extension was acceptable. Some concern was expressed in regard to the dormer extension. It was agreed to request additional information that indicated how the property would appear from the side elevation. Further comment was reserved.* |
|  | 21/00166/B Erection of a first floor extension over the existing garage and installation of replacement garage doors 57 All Saints Park Lonan Laxey 2 Mar 2021.*Correspondence submitted to the Planning Authority was noted and considered. Notwithstanding this, the Board resolved to make a submission indicating no objection to the proposals.*  |
|  | 21/00091/C Land at rear, 1 & 2 Mount Sayle, Port-E-Vullen, Maughold, Change of Use of part of Field no. 624032 from agricultural use into residential use. Amended Plans.*MF withdrew from the meeting for the duration of discussion of this matter.* ***ND*** *Chaired the discussion.* *The amendments reduced the area of the agricultural land that the proposed garden area would be extended into. Indication that extensions may be applied for in the future was noted but agreed to be irrelevant to the current application. Aspects in regard to flora and wildlife were discussed. The consensus was that the new proposals were now acceptable as the previous concerns of the Commissioners had been noted. Members felt that this was a good way forward. There were no objections to the application as amended.*  |
|  | 21/00392/B Green Acres Barroose Road Baldrine, Erection of a summerhouse with integral garden storage.There were no objections to this application. |
|  | 21/00481/CON Glen Road Laxey, Registered Building consent for demolition elements to PA 20/01385/B.*Correspondence from a resident objecting to this application on the grounds that it was out of keeping with the Laxey Conservation Area, its heritage vale, and was a traffic hazard. It was noted that the application was for enabling works for flood alleviation works. In this respect Members felt that a balance of need had to be struck to ensure that residents and their properties were protected with the minimum of impact on the Conservation Area. The overall consensus that a submission indicating no objection to the proposals should be submitted to the Planning Authority.*  |
|  | 21/00482/CON River Section To Rear Of Glen Road Glen Road Laxey, Registered Building consent for demolition elements to PA 21/00298/B.*There were no objections to this application.* |
|  | 21/00483/CON River Weir Adj To Glen Road Glen Road Laxey, Registered Building consent for demolition elements to PA 21/00300/B.*Correspondence from a resident objecting to this application on the grounds that no drawings or record had been submitted of the weir as it was, as it currently is. The correspondent referenced the importance of the structure in industrial archaeology terms. Concerns were also expressed in regard to the environmental impact of the consequent reduced water flow in the side weir, and that no details in regard to the materials of the replacement boulders had been included. These matters were considered in detail. It was agreed that the Commissioners would request that the current status of the weir be recorded and documented with a copy of the record to be shared with the Commissioners.* ***PK*** *expressed concern that the boulders being placed in the river would raise the height of the river causing further problems.* ***ND*** *stated that the intention was to slow the flow of the river in this location with the intention of managing the flow of water lower down the river lower down. The role that the weir had played in historic and recent flooding events was discussed. The overall consensus that a submission indicating no objection to the proposals should be submitted to the Planning Authority.* |
|  | **Approval Notices (DEFA Planning Committee)** *The following approvals were noted. No further instruction.* |
|  **e)** | 21/00210/B Installation of a replacement front door and removal of a chimney stack. La Mona Lisa Restaurant Deepdale Glen Road Laxey - Approval notice 22nd April 2021. |
|  **f)** | 21/00058/REM Reserved Matters application to PA 19/00686/A for the erection of adetached dwelling and garage Land Adjacent To Laurieston House Booilushag Ballajora - Approval Notice 26th April 2021. |
|  **g)** | 21/00092/B Variation of condition 1 to PA 16/01076/B (Erection of two detacheddwellings) for an extension of time for a further 4-years Site Adjacent To Drumain Farm Ballaragh Laxey - Approval notice 27th April 2021 |
|  **h)** | 21/00132/B Alterations and erection of an extension to side elevation Sycamore House Jacks Lane Port E Vullen - Approval Notice 27th April 2021 |
|  | **Refusal Notices (DEFA Planning Committee) -** ntr |
|  | **Appeal Notices (DEFA Planning Committee)** *The officers reported on Appeal Hearing attendances and forthcoming appeals in the current period. These were noted.* |
|  | **Withdrawal Notices** - ntr |
|  | **Planning Enforcement -** ntr |
| **66/21** | **Approval of Minutes** |
|  **a)**  | Approval of minutes of the meeting of the 21st April 2021.*These were agreed to be a correct record of the decisions made at the meeting. Proposed,* ***ND.*** *Seconded,* ***JP.*** *Resolved.*  |
| **67/21** | **Matters Arising & Other Business** |
|  **a)** | ***MF*** *advised that* ***Martyn Perkins*** *had been in contact with DEFA requesting that QR code signage be erected on Laxey Promenade that would provide the latest information on water quality in the Bay. This was noted and welcomed by Members.* |
|  **b)** | ***JP*** *asked for an update into investigations into the installation of roll-out wooden matting to aid access onto Laxey Beach. PB advised that potential difficulties needed to be resolved due to the steep nature of the beach.* ***JP*** *referred walkways that rose with the tide and suggested several locations including the access from the harbour.* ***JP*** *to forward details of the beach in the UK that had a walkway that raised and fell with the tide.* ***PK*** *was concerned that such a wooden structure would be easily damaged by the tides in Laxey Bay which had a tidal range of between 4 and 7 metres. It was noted that the raft was damaged several times in rough conditions during last summer. JP asked if local engineers with relevant experience could be contacted for advice.* ***PK*** *proposed using a digger to clear a ‘graded path’ in the stones that would ease the difficulties of walking over the stones.* ***AJM*** *proposed that a contractor be engaged on a weekly basis for this summer period to shape a path from the Promenade slipway. This was agreed.*  |
|  **c)** | ***JP*** *asked for an update on advertising of the campsite for this summer. MR advised that adverts were being prepared for publication and ‘boosting’ shortly and that IOM Advertising were preparing branding and adverts that would be used in the longer term.* ***JP*** *suggested that advertising through the ‘IOM Finest’ social media site be considered along with posters in Laxey advertising the site.*  |
|  | To discuss the proposal to extend Ramsey Town Boundary *(documents circulated 27.04.21).**The criteria against the boundary change proposal would be measured were discussed. The merits of the proposal in terms of these criteria were discussed. It was agreed that an initial response indicating the Commissioners views should be prepared and forwarded to the Department by the end of May 2021. It was noted that the Commissioners had contacted the residents who would be affected to ensure that they were aware.* ***TK*** *proposed that the residents be kept briefed as the process progressed. This was agreed.*  |
|  | To discuss the Area Plan for the North and West Process (link to documents issued 24.04.21). ***MF*** *advised that there were several errors in the cross-referencing in the document. Details of these would be forwarded to the Cabinet Office. It was noted that the intention was to favour land that was on main routes, bus routes, on the edge of a settlement, etc. The various proposed sites were discussed.* ***MF*** *asked Members to particularly consider how development around Glen Mona may encourage the provision of facilities and services including the school to assist the sustainability of the settlement. The need for provision of further cemetery capacity was also considered. The clerks were asked to contact Doug Poole in this regard. Members asked that further clarification of the proposed commercial uses indicated on one or two sites be requested. The provision of social housing was also discussed. A range of sites that had been proposed across the whole Parish of Maughold were discussed and considered. A response to the Cabinet Office would be drafted and prepared in due course.*  |
|  | ***AJM*** *gave apologies and left the meeting at 8.51 pm.*  |
|  | Firework display – Proposal from Laxey Fire Brigade to hold a firework display in the Valley Gardens on Thursday 4th November 2021. The display will be organised and operated by Galaxy Fireworks. Any monies raised will go the Fire Fighters Benevolent Fund.*A specialist company had been approached with a view t putting on a firework display in the Valley Gardens.* ***ND*** *proposed that the Commissioners provide £750 of funding to the 2021 event with a contingency of an additional £250 to further underwrite the event. This was agreed.* ***JS*** *abstained. It was noted that the Valley Gardens would not be suitable for a bonfire.* ***JP*** *asked if something could be done to paint a bonfire onto sheets as a backdrop. JP also asked if a second date could be identified as a contingency against bad weather. PB advised that this would be seven days later. There followed discussion of preparations and arrangements for Maughold Parish Social Club’s Bonfire Event. No further instruction at this stage.* |
| **68/21** | **General correspondence**  |
|  | Resident – dated 29.04.21, in regard to the proposal for treatment of sewage generated in Laxey, the Laxey Village Trail, and the condition of the riverbank. *This correspondent indicated objection to the submission of the ‘Turbine House’ site to the ‘Call for Sites’ for land suitable for a sewer plant/pumping facilities. This was noted. The correspondence included reference to the collapsed section of bank on the south side of the Laxey River down river from Swale’s yard. There followed discussion of this section of riverbank. It was noted that DoI had committed to re-instating the collapsed sections, but that this would be following the works to build new walls as part of the implementation of the flood alleviation strategy. The Commissioners had received no indication of when this would be. There was a discussion of various options for the creation of a river trail alongside the re-instatement works. The clerks were asked to liaise with the Department and request that the Commissioners be involved with the designs for the bank reinstatements from the earliest stages. This would allow the Commissioners to ensure that adequate pathways were installed that were ‘attractive’ and sympathetic to the area.*  |
| **69/21** | **Committees & Boards**  |
|  | Municipal Association – ***TK*** *reported that this year’s membership fee had been set at £340.00. This was noted.* ***TK*** *advised that the Association would be issuing information in regard to the forthcoming local election in due course.* |
|  | Laxey & Lonan Heritage Trust - ntr |
|  | Laxey & Lonan Sports and Community Facilities - ntr |
|  | Northern Traffic Management Liaison Committee - ntr |
|  | Northern Neighbourhood Policing Team Community Partnership meeting – ntr |
|  | Eastern Civic Amenity Site Joint Committee – ***ND*** *advised on progress with the plans for the new ECAS site. This was noted.*  |
|  | Northern Civic Amenity Site - ntr |
|  | Northern Swimming Pool Board - ntr |
|  | Northern Sheltered Housing Committee – ***MF*** *advised that she would be attending a visit to view progress with the Mayfield Site.* |
|  | Waste Management Steering Group - ntr |
|  | Employment Sub-Committee - ntr |
|  | Glen Road Recreation Area Sub-Committee- *The clerks were asked to arrange a meeting of the Committee.*  |
| **70/21** | **Operational Reports**  |
|  | New Road – *ntr* |
|  | Health & Safety - *ntr* |
| **71/21** | **Any Other Business** *(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).* |
|  **a)** | To note: Requisition Meeting called to discuss the future care of the Maughold Crosses. Meeting takes place at 7.30 pm on Friday 14th May 2021 Kirk Maughold Village Hall.*This meeting was noted. It was noted that the crosses were in the church yard, but were under the guardianship of MNH. Several Members would attend the meeting and brief the Board on any relevant outcomes in due course.*  |
|  **b)** | To note: new proposals for a dwelling on land between Ard Reayrt and Ramsey Road being prepared as a planning application by a developer.*The clerks advised that the developer had stated that they would be submitting a new planning application for a dwelling on this site in due course. This was noted.*  |
|  **c)** | To discuss the recommendation from Ian Begley to issue account statements to Members on a quarterly basis.*It was agreed that statements would be issued on a monthly basis.* ***ND*** *proposed that they be distributed on a monthly basis, but that they are only scheduled for discussion on a quarterly basis. It was also agreed to schedule a training seminar for the new Board on the financial statements following the forthcoming election.*  |
|  **d)** | ***TK*** *asked if there were any buildings in Laxey which could be rented for a community project to build ‘skiffs’.**The clerks reported that they had looked at potential buildings but nothing of a suitable size had been identified.* |
|  **e)** | *A notice from DEFA indicating a proposal to register Maughold Lighthouse Tower was noted. There were no objections.*  |
| **72/21** | **Matters in Private –** |
| **a)** | Resident – Correspondence dated 27.04.21 in regard to parking in Lower Laxey. |
| **b)** | Members to report on site meeting to discuss the End Café Site. |
|  | **Any Other Business - in Private**  |
| **c)** | Matters arising from the proposal for the End Café Site. |
| **f)** | ***AJM*** *asked a question in regard to Manx Utilities ‘Call for Sites’ request for land suitable for sewage treatment works or pumping facilities.*  |
|  | Meeting closed 8.52 pm. |
|  | Date of next meeting: 19th May 2021 |