

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

Commissioners Boardroom, 35 New Road, Laxey.

**Minutes of the meeting**Wednesday 2<sup>nd</sup> June 2021, 7.00pm

<b>Present:</b>	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).
<b>In Attendance:</b>	P. Burgess (PB) Clerk, M. Royle (MR), Deputy Clerk, Apologies: Mrs M. Fargher (MF), Mr L. Miller (LM).
<b>7.00pm</b>	<b>Public Session - Preliminary Matters for consideration</b>
<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.
<b>81/21</b>	<b>Planning Matters</b>
	<b>Planning Applications</b>
<b>a)</b>	21/00492/B Barroose Cottage Barroose Lane Baldrine, Installation of replacement roof tiles. <i>There were no objections to this application.</i>
<b>b)</b>	21/00513/C Warren Garth Ballagorry Drive Glen Mona, Conversion of existing annex into separate dwelling. <i>There were no objections to this application.</i>
<b>c)</b>	21/00534/B Gwelo House New Road Laxey, Creation of a first floor walkway and replacement of existing first floor window with French doors. <i>There were no objections to this application.</i>
<b>d)</b>	21/00576/B Waverley Quarry Road Laxey, Erection of a replacement dwelling with integral garage. <i>There were no objections to this application.</i>
<b>e)</b>	21/00599/B La Mona Lisa Restaurant Deepdale Glen Road Laxey, Conversion of existing courtyard into outdoor dining area with and replacement of existing window with a door. <i>The Commission resolved not to object to this application.</i>
<b>f)</b>	21/00540/B Installation of structure to house gas boiler, etc, The Pink House, Maughold. <i>There were no objections to this application.</i>
	<b>Approval Notices (DEFA Planning Committee) – the following approvals were noted. No further instruction.</b>
<b>a)</b>	21/00308/B Replace existing timber sliding sash windows/french windows with uPVC sliding sash windows/uPVC french windows, The Old Vicarage Church Road Maughold.
<b>b)</b>	21/00282/B Erection of a double garage and associated extension of the existing driveway, Thie-Ny-Mara Shore Road Laxey.
<b>c)</b>	21/00340/B Erection of a two storey rear extension and erection of replacement, Thallo Queen Cottage Glen Mona Loop Road Glen Mona.
<b>d)</b>	21/00350/B Alterations, erection of extension, installation of a dormer and raised patio area and amendment to an existing dormer, Leithgate Highfield Drive Baldrine.
<b>e)</b>	21/00091/C Change of use of agricultural land to residential use, Part Field 624032 Rear Of 1 And 2 Mount Sayle Port E Vullen Maughold.
<b>f)</b>	1/00025/B Alterations and erection of a 2 storey extension to side elevation and single storey double garage with terrace to rear elevation, Ballasaige House Dreemskerry.
<b>g)</b>	21/00388/B Erection of a conservatory to rear elevation, Ballaskeig Croit E Quill Road Laxey.
<b>h)</b>	21/00389/B Installation of a flue. Thie Gamman Beg, The Crescent, Baldrine, IM4 6DY
	<b>Refusal Notices (DEFA Planning Committee) - ntr</b>
	<b>Appeal Notices (DEFA Planning Committee)</b>
<b>i)</b>	<i>MR advised that an Appeal had been lodged against the decision to refuse the application for the erection of two semi-detached dwellings at Land at the rear of Glenlea, Highfield Drive, Baldrine. The reversal decision made on appeal by the Minister in regard to PA 20/00770/C Stoneycroft for a commercial gym was also noted.</i>
	<b>Withdrawal Notices – ntr</b>
	<b>Planning Enforcement</b>

<b>82/21</b>	<b>Approval of Minutes</b>
a)	Approval of minutes of the meeting of the 19 <sup>th</sup> May 2021. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed, <b>AJM</b>. Seconded, <b>TK</b>. Resolved unanimously.</i>
<b>83/21</b>	<b>Matters Arising &amp; Other Business</b>
a)	To discuss the Area Plan for the North and West Process (link to documents issued 24.04.21). <a href="https://consult.gov.im/cabinet-office/area-plan-for-the-north-and-west-preliminary-publi/">https://consult.gov.im/cabinet-office/area-plan-for-the-north-and-west-preliminary-publi/</a> <i>It was noted that Mrs Fargher was compiling a report for submission to the Board in due course. There was no further discussion of this matter at the meeting.</i>
b)	Isle of Man Bank/HSBC Loans - Libor transition – RFO to brief on options for transfer to Base Rate on a Deferred Basis or SONIA ( <i>document circulated 14.05.21</i> ). <i>MR briefed Members on the advice that had been taken from Isle of Man Bank and HSBC. It was also noted that IOM Government was converting its loan agreements to the SONIA option, and that consultation with other local authorities indicated that those who had made the decision had opted for SONIA. MR advised that for the last Five years SONIA had performed below Base Rate; although the 'Credit Adjustment Spread, (set at 1.1193% for SONIA) would be applied to both Base Rate and SONIA options which would effectively mean that interest and CAS combined would result in charges that were marginally above Base Rate - with either option. In the light of these circumstances, <b>ND</b> proposed that the local authority's loans be converted to the SONIA option. This was seconded by <b>JP</b> and agreed. There were two abstentions (<b>JS</b> &amp; <b>PK</b>).</i>
c)	New Proposals for a dwelling on land between Ard Reayrt and Ramsey Road. Documents available at meeting. <i>Several Members had visited the site. The developer had issued draft proposals which they intend to develop for submission as a planning application in due course. Members had considered these proposals carefully and noted that a tree survey had indicated several trees that would have to be removed to enable construction of a dwelling. It was noted that there were other environmental and wildlife matters that would have to be resolved prior to any approval. The consensus was that Members were in principle not opposed to the creation of a dwelling on the site if the development respected the sensitivities of the site and if visual and other impacts were not detrimental to the area and local residents. There followed a discussion of the range of conditions that could be applied to any approval to control the impact of any development at the location.</i>
d)	
<b>84/21</b>	<b>General correspondence</b>
a)	Request from a nursery business for a trading licence to sell plants on Laxey promenade on a Wednesday between 10.00am and 4.00pm. <i>This request was discussed. There were no objections. It was resolved that the operator should be advised that a temporary licence would be granted for a trial period of three months with an option to extend for a further nine months. Clerks to advise the correspondent. The clerks were also requested to specify the location from which the operator could trade.</i>
b)	Request for a trading licence to operate a mobile catering Unit from an 'off-road' location on the Begoade Road in Lonan. <i>The clerks advised that a meeting had taken place with the potential operator, however, no written approach had ensued to date. Further discussion of this proposal was withheld until written communication is received. No further action at this stage.</i>
c)	To discuss correspondence received in regard to a proposal for beach huts to be positioned on the northern Green on Laxey Promenade. <i>Documents with an outline proposal from the tenant of the Laxey Promenade Kiosk for the siting of a row of Beach Huts at the rear of the northern Promenade Green in Laxey had been circulated. It was noted that the tenant was also a sitting Commissioner, Mrs Pinson. <b>ND</b> proposed that Mrs Pinson be allowed to make a presentation of her proposal to the Board at a subsequent meeting and then withdraw from any discussion and decision making due to the pecuniary conflict of interest resultant of her two roles. This was agreed. <b>ND</b> advised that he had sent email communication to Mrs Pinson inviting her to make a presentation at this meeting, but this had not been received by Mrs Pinson due to the current problems with manx.net email. <b>AJM</b> stated that the proposal needed to be undertaken openly and in the correct manner. He added that public perception was an important factor that must be addressed when a Member was an involved party to a proposal. It was noted that legislation required the Commissioners to advertise a lease if the</i>

	<i>lease were for a period beyond seven years. Further discussion was reserved until the meeting on the 18<sup>th</sup> of June at which it was anticipated Mrs Pinson would make a presentation of her proposals to the Board.</i>
<b>85/21</b>	<b>Committees &amp; Boards</b>
a)	Municipal Association – <b>TK</b> advised the Board that a meeting had taken place. Mr Rodan had been the speaker and had given a talk on his life in politics. Subscription rates for MA membership had now been set at £300. Materials and meetings in regard to the forthcoming election would be arranged by the Association. <b>JS</b> advised Members that a bulb planting machine was being purchased by Port St Mary commissioners and it was likely that other local authorities could hire the machine. This was noted. <b>JS</b> stated advised that the representative from Castletown Commissioners had advised that the new flood defences were causing silt to build up in their harbour. <b>JS</b> also advised that the meeting had heard that DoI were advocating the implementation of 20mph limits in all villages and towns. A forthcoming announcement from government on the future administration of public housing had also been discussed.
b)	Laxey & Lonan Heritage Trust - <i>ntr</i>
c)	Laxey & Lonan Sports and Community Facilities - <i>ntr</i>
d)	Northern Traffic Management Liaison Committee - <i>ntr</i>
e)	Northern Neighbourhood Policing Team Community Partnership meeting - <i>ntr</i>
f)	Eastern Civic Amenity Site Joint Committee - <i>ntr</i>
g)	Northern Civic Amenity Site – <b>AJM</b> advised that a meeting was taking place on June 7 <sup>th</sup> .
h)	Northern Swimming Pool Board - <i>ntr</i>
i)	Northern Sheltered Housing Committee- <i>ntr</i>
j)	Waste Management Steering Group - <i>ntr</i>
k)	Employment Sub-Committee – <b>ND</b> advised that a staffing matter would be reported on in private.
l)	Glen Road Recreation Area Sub-Committee – <b>MR</b> advised that a meeting would be arranged once indication had been received from the Flood Risk Management Team on the location of the river defence wall that was planned to cross the site.
<b>86/21</b>	<b>Operational Reports</b>
a)	Cooil Roi - <i>ntr</i>
b)	New Road – <i>The success of the Brass Band Festival in bringing visitors into Laxey was noted. ND asked Members to forward ideas for the next edition of the event to the office. This was noted.</i>
c)	Health & Safety – <i>(H&amp;S &amp; Maintenance Record document). A small cut to a member of staff when de-rigging after the Brass Band Festival had been recorded. No further third-party treatment had been required, however the operation that had led to the accident had been evaluated and the method of working modified. SJA had been in attendance at the event under advice from the Authority's H&amp;S consultant. There were no other reported incidents. A report on Cooil Roi would be issued by JM prior to the next meeting. All contractors were being contacted during w/c 01.06.21, invited in for an interview at which updated insurance documents and risk assessments, etc would be inspected and collected. Appraisals would also be undertaken during the same week for the maintenance staff.</i>
<b>87/21</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>88/21</b>	<b>Matters in Private –</b>
a)	Land on Old Laxey Hill. A matter in relation to land owned by the Commissioners was discussed.
b)	A staffing matter was discussed.
<b>83/21.c</b>	New Proposals for a dwelling on land between Ard Reayrt and Ramsey Road - <i>continued from public session. A matter relating to land ownership was discussed.</i>
c)	<b>ND</b> reported that the Employment Sub-Committee had met recently to discuss a staffing matter.
	Date of next meeting: 16 <sup>th</sup> June 2021