

**GARFF PARISH DISTRICT COMMISSIONERS**  
**Mid Monthly Meeting of the Commissioners**  
 Commissioners Boardroom, 35 New Road, Laxey.

**Minutes of the Meeting**  
 Wednesday 16<sup>th</sup> June 2021, 7.00pm

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| <b>Present:</b>       | Mrs M. Fargher (MF) (Chair), Mr N. Dobson (ND)(vice-Chair),<br>Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mr L. Miller (LM),<br>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, Mrs J. Mattin (JM) (Housing Manager).<br>Apologies: All present  |
| <b>7.01pm</b>         | <b>Private Session</b> – to discuss Sheltered Housing Matters. JM/ND to lead.  |
|                       | <i>JM had circulated a report dated 16<sup>th</sup> June 2021 in regard to operations at the complex. JM went through the report which covered circumstances in which the 10 year residency rule might be relaxed, the provision of community help sessions by Hospice IOM, current and planned maintenance across the complex, allocation matters and a financial report. All these matters were noted by Members. JM also advised that further communications would be sent to residents to advise them that when they pressed their personal alarms the first call was to a next of kin or to a Warden. A resident had been reticent to press the alarm as she was under the impression that that the call would go straight to the joint control room. A drainage problem had been resolved by the contracted plumber.</i>   |
| <b>7.15pm</b>         | <b>Public Session</b>  |
| <b>89/21.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>JS</b> declared an interest in item 90/21.c & <b>JP</b> declared an interest in item 92/21.a  |
| <b>92/21.a</b>        | Presentation by the proprietor of the Laxey Promenade Kiosk in regard to a proposal for the siting of beach huts on Laxey Promenade Green<br><i>Mrs Pinson, the tenant of the Laxey Promenade Kiosk, circulated images and a report in relation to her proposal. The location she identified was at the rear of the northern Promenade Green. She anticipated that four beach huts would be sited in this location, adding that she felt that this was the most suitable location in the area. The units would be rented on a daily basis. The beach huts would be administered as part of her current business. Reference was made to the recent decision to approve beach hut provision at Port Erin. JS asked if Mrs Pinson was set on having four huts or would consider less provision. Mrs Pinson indicated that her current business plan was for four units. PK questioned the proposed location and suggested that a better location might be on the Green besides the former End Café. ND asked if Mrs Pinson would consider placing them on the southern green. It was agreed that the proposal would be discussed at a subsequent meeting and that subsequently the considerations of the Board would be communicated to Mrs Pinson.</i> |
| <b>90/21</b>          | <b>Planning Matters</b>  |
|                       | <b>Planning Applications</b>   |
| <b>a)</b>             | 21/00655/C Additional use of residence as a massage therapy business, The Spinney, Dreemskerry.<br><i>JS left the meeting for the duration of this discussion.<br/>Possible access/visibility and parking issues were discussed. The officers were instructed to submit no objection to the proposals.</i>   |
|                       | <b>Approval Notices (DEFA Planning Committee)</b> – the following approvals were noted. No further instruction was given.  |
| <b>b)</b>             | 21/00341/B, Erection of a two-storey extension to side of dwelling, 31 All Saints Park Lonan – Approved 03.06.21.  |
| <b>c)</b>             | 20/01476/B, 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, Cornaa House Ballaglass Glen Road Cornaa, Maughold - Approved 01.06.21.   |
| <b>d)</b>             | 21/00483/CON, Registered Building consent for demolition elements to PA 21/00300/B, River Weir Adj To Glen Road Glen Road Laxey – Approved 01.06.21.   |

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| e)           | 21/00481/CON, Registered Building consent for demolition elements to PA 20/01385/B, Glen Road Laxey.   |
| f)           | 21/00392/B, Erection of a summerhouse with integral garden storage, Green Acres Barroose Road Baldrine – Approved 28.05.21.  |
|              | <b>Refusal Notices (DEFA Planning Committee)</b>   |
|              | <b>Appeal Notices (DEFA Planning Committee)</b>  |
|              | <b>Withdrawal Notices</b>  |
|              | <b>Planning Enforcement</b>  |
| <b>91/21</b> | <b>Approval of Minutes</b>   |
| a)           | Approval of minutes of the meeting of the 19 <sup>th</sup> May 2021.<br><i>ND advised that a member of staff had questioned a minute in regard to an employment matter. He stated that the minute was a correct record of his comments at the meeting and further advised that in consultation with the Chair it had been agreed that the matter would be dealt with by the Employment Sub-Committee at its next meeting. In this respect the wording of the minutes was correct and should not be altered.<br/>The minutes were agreed to be a correct record of the decisions made. Proposed, ND. Seconded, JP. Resolved. MF signed a copy of the minutes.</i>   |
| <b>92/21</b> | <b>Matters Arising &amp; Other Business</b>  |
| a)           | Presentation by the proprietor of the Laxey Promenade Kiosk in regard to a proposal for the siting of beach huts on Laxey Promenade Green. <i>This matter was dealt with above.</i>  |
| b)           | Clerks to report on options & estimated costs for public convenience facilities in upper Laxey Village.<br><i>A report on the cost of two options being considered had been circulated. These indicated that the surveyed cost of the Valley Gardens option was in the region of £120,000, whilst the conversion of the Rose Garden Shelter was surveyed at a cost of around £60,000. Access matters in regard to these two options were discussed. A third option to convert the toilets at the tram station to enable full access when the station was closed was also discussed. JP expressed support for the Valley Gardens option, and expressed concern about the cost of investigating the options in respect of architect and QS fees. She was also concerned about the possible loss of the Rose Garden Shelter as a facility. PK suggested that the best location was beside the tram station. Plans for this option were circulated and discussed. AJM spoke in favour of the Rose Garden Shelter conversion stating that all services were adjacent and, as indicated in the design, the amenity of the building would be largely retained. TK stated that the best, most cost-effective option was the proposed placement at Brown's Café. ND and MF agreed that this had been a good option which had, at the time split the Board. ND added that in his view the Rose Garden Shelter conversion was now the most sensible and cost-effective solution; he added that he felt the Valley Garden option would have a detrimental visual impact and that a split level arrangement was not ideal. There followed a discussion of whether a decision to take the Valley Gardens option be 'taken off the table' should be made. It was agreed that this should remain on the option list until a final option had been chosen. AJM re-iterated the benefits of choosing the Rose Garden option, i.e. it was central, had access to services, was wheelchair accessible, etc. ND agreed. LM questioned whether new toilets were needed in Laxey. The lack of facilities, particularly disabled, in the centre of the Village was cited as good reason. In this circumstance, LM suggested that IOM Transport should be approached with a view to pursuing the option for enhanced toilets and public access to facilities at the tram station. It was agreed that this option should be investigated. ND proposed an amendment that a time limit of four weeks was put on these investigations into the viability of the option. A vote on LM's proposal as amended by ND was taken. Five Members supported this motion with three against. AJM expressed further concern that the matter had been 'kicked into the long grass' once again. He felt that the matter would not now be resolved for some time and expressed disappointment that Members had not taken the opportunity to resolve the issue by progressing the Rose Garden Shelter option. As per the resolution made, the officers were instructed to contact Isle of Man Transport with a view to assessing the viability of the Tram Shelter extension option within a four week period. MF closed the discussion.</i> |
| c)           | To consider options for the future use of the former public telephone boxes at Pinfold Hill, Lonan, Old Laxey Hill, & the Minorca Crossroads ( <i>Official MT de-commissioning date 19<sup>th</sup> June 2021 as per copy email circulated with community suggestions to date 10.06.21</i> ).  |

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|              | <i>MR reported on feedback from the public in regard to uses that the phone boxes could be put to. It was noted that the box at Pinfold Hill was already in the possession of the Commissioners following its purchase by Lonan Commissioners. Concerns were raised with road safety at the box located at Pinfold Hill; it being felt that any use that encouraged cars to halt on the sweeping bend on the main highway would not be acceptable. The Commissioners would have to negotiate transfer of ownership of the boxes at Old Laxey Hill and Minorca Crossroads. The suggestions of the public were considered, these included defibrillator housings, book (&amp; other) exchanges, photo/art galleries, etc. A suggestion from Laxey Miner Birds WI to operate an exchange service at the box on Old Laxey Hill was considered. It was resolved that this offer be accepted should the boxes be transferred to the ownership of the Commissioners by Manx Telecom. It was also Resolved that the box at Minorca should be converted to house a defibrillator, and that the box at Pinfold Hill be converted as a location to display pictures of old Lonan, etc. It was noted that the boxes were in generally poor condition: the clerks were instructed to obtain costs for refurbishment of the boxes once all were in the possession of the Commissioners.</i> |
| <b>d)</b>    | Update from the Office in regard to the Recreation and Leisure Order (2020) amendment which to be approved at June Tynwald and to provide enabling powers for the transfer of the Snaefell Wheel to the Commissioners from L&LHT. Formal petition process to be re-activated w/c June 21 <sup>st</sup> June 2021.<br><i>MR advised that the Petition process would be re-activated once enabling legislation for the acquisition of the Wheel had progressed through Tynwald and gained assent. This was noted.</i>   |
| <b>e)</b>    | To discuss terms of the draft lease agreement with British Gas for land at Glen Road, Laxey, and for access/parking to said land between the former Sunday School and former police station: to include a proposal from British Gas for a five year break option.<br><i>It was agreed to approve this agreement. Proposed, JP. Seconded, JS. Resolved unanimously.</i>  |
| <b>93/21</b> | <b>General correspondence</b>   |
| <b>a)</b>    | <b>Laxey lifeline</b> – Future accounting provisions in case of further lockdowns ( <i>received 08.06.21</i> ). <i>This matter was discussed. It was agreed to underwrite any card charging liabilities should this become necessary during any future lockdown. It was agreed that a sum of £200.00 would be underwritten. Proposed, JP. Seconded, JS. Agreed unanimously.</i>   |
| <b>94/21</b> | <b>Committees &amp; Boards</b> – By Exception   |
| <b>a)</b>    | Glen Road Recreation Area Sub-Committee – to report on the impact of the Glen Road flood defences on the planned Glen Road Skateboard Park Project.<br><i>ND advised that the proposed flood defences in the area had been modified by Manx Utilities. This would reduce the area for the proposed skatepark, but the modifications had permitted an adequate amount of space to site equipment. The Island Skateboard Association would be consulted to ensure that the facility would be viable. It was noted that the project had been due to go to tender in January 2021 for installation in Summer 2021 but the project would now be delayed until at least Spring 2021 when it was hoped that the flood defence works would be completed. It was agreed that the proposed plastic matting tiles for the MUGA floor be installed. Proposed, ND, Seconded TK.</i>  |
| <b>95/21</b> | <b>Operational Reports</b>  |
| <b>a)</b>    | Cooil Roi - <i>These matters were dealt with at the beginning of the meeting.</i>   |
| <b>b)</b>    | New Road - Appointment of new hedge cutting contractor – <i>this was noted.</i><br>- Replacement Fencing Promenade Green Play Area – <i>it was agreed that a full quotation be obtained to replace the current fencing during autumn/winter 2021.</i><br>- Church Close Play Area surface report of marking to clothing, etc – <i>this was noted. The situation would be moitored.</i><br>- <i>MR reported that the contracted accountant was beginning to prepare the Authority's financial statements for YE 2021 week commencing 21<sup>st</sup> June 2021.</i>  |
| <b>c)</b>    | Health & Safety – ( <i>H&amp;S &amp; Maintenance Record document (circulated 10.06.21).</i> )<br>- Quarterly Meeting with H&S Consultant w/c 14.06.21 – <i>this was noted.</i><br>- Resetting of Capping Stones on walls at the Village Square – <i>this remedial work was being undertaken by/a contractor and should be completed by 18.06.21.</i>  |

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| <b>96/21</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>    | 21/00537/B (amended Plans) 5 Bay View Terrace, Laxey, Proposed rear extension, installation of rear dormer and external fixing of insulation to gable.<br><i>There were no objections to the amended plans submitted in relation to this application.</i>   |
| <b>b)</b>    | 21/00230/B Approval Notice - Cable Cottage, Port E Vullen, Maughold. Alterations, erection of a two storey extension to provide additional living space and ancillary living accommodation and formation of a balcony with glazed balustrade.<br><i>This approval notice was noted. A letter from a neighbour indicating no objection to the proposals was noted. No further instruction was given to the officers.</i>   |
| <b>c)</b>    | To discuss adoption of land designated as public open space at Reayrt ny Glionney Drive, Lonan. (document circulated 15.06.21).<br><i>PB outlined the proposal to adopt public open space at Reayrt ny Glionney in Lonan. Problems with flooding in recent years were noted and discussed. It was also noted that the developer had undertaken works to mitigate the flooding problem. MR proposed that the Authority's advocate be contacted with a view to including a condition that for a set time the developer retain responsibility for any remedial works that needed to be undertaken in a period to be negotiated and determined with the developer.</i>  |
| <b>d)</b>    | To discuss the Commissioners' submission in regard to the Area Plan for the North and West (due by 25th June 2021).<br><i>MF advised that she, JS, and MR had met with the Headteacher at Dhoon School to consider the sustainability of the school and the Glen Mona area. The Headteacher had indicated his support for more affordable housing provision. At community meetings, members of the public had also indicated a need for affordable and sheltered housing provision. MF advised that provision of the latter had once been proposed in a field at The Corran. It was noted that if any land was earmarked in the Area Plan it was likely to be held in reserve for a time when there was demand rather than developed in the short term. Reference was made to the splitting of the Glen Mona Hotel from its former car park across the road. It was expected that a developer had bought the car park and that a planning application for a dwelling/s would be forthcoming. The need for new development was also questioned in other areas than Glen Mona. Much of the proposed land was sporadically located in the conservation area or in areas of high landscape value. There was a consensus that some development around Glen Mona would probably be acceptable but this would necessitate the extension of the settlement boundary. It was agreed that MF should submit a report to the officers which would form basis of the Commissioners' submission to Cabinet Office.</i>  |
| <b>e)</b>    | To discuss bathing water quality in Laxey Bay and to discuss email correspondence dated 14th June 2021 from a resident in regard to testing of water quality in Laxey Bay (correspondence circulated 15.06.21).<br><i>An email detailing an incident involving a boy who had become ill and had to be hospitalised had been circulated. The suggestion was that the illness may have been caused by swimming in Laxey Bay. The officers had referred the matter to Environmental Health and Public Health. No responses had been received from these bodies up to the date of the meeting.</i><br><i>A range of questions in regard to frequency of water testing and other matters in Laxey Bay were considered. It was agreed that the Board would pay for weekly tests to be undertaken of water quality. PB was asked to investigate setting this regular testing up for this summer season. It was noted that QR signage was being installed by DEFA to provide the public with links information links on the latest water quality. This signage would also carry a warning about the discharge of raw sewage into the Bay. PB was instructed to investigate whether there was a crack in the sewage outfall pipe at the Garwick facility. JP asked about the Commissioners 'duty of care' in respect of encouraging people to swim in the Bay by providing a raft, etc. The consensus was that entering the sea was a matter for individual members of the public to consider, and was a matter for public health to raise as appropriate. There followed a discussion of the option put forward by Manx Utilities to deal with treatment of raw sewage which had not received planning approval, and the alternative options. There was no outcome to the latter discussion nor any further instruction issued to officers.</i> |
| <b>97/21</b> | <b>Matters in Private –</b>   |
| <b>a)</b>    | <i>A matter in regard to the proposal to transfer the ownership of the field beside the Dhoon Church Hall was discussed.</i>  |

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| <b>b)</b> | ECAS – A matter in regard to the constitution of the Committee was discussed.   |
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|           | The meeting closed at 9.17pm<br>Date of next meeting: 7 <sup>th</sup> July 2021 |