

GARFF PARISH DISTRICT COMMISSIONERS

Mid Monthly Meeting of the Commissioners

Commissioners Boardroom, 35 New Road, Laxey.

Minutes of the Meeting

Wednesday 28th July 2021, 7.00pm

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.
Also Present: Ms Aishlinn Creer, Ms. Mel Christian, Mr Stan Ryzak, Apologies from Mr S. Clague.
24 Members of the Public.
Apologies:

7.00pm	Public Session
89/21.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>MF asked this question. LM advised that he had an interest in 90.21.b and would leave the room during the discussion. This was noted.</i> <i>MF welcomed three of the four new Members who would take office in August as observers of the meeting. Apologies from Mr Clague were noted.</i>
90/21	Planning Matters
	Planning Applications
a)	21/00750/B Land Adjoining Ard Reayrt Laxey, Erection of a dwelling with associated access. <i>MF proposed adjourning the meeting due to the numbers of Members of the public who had entered the room. Masks had been issued. MF advised that the Commissioners were taking the application very seriously. JP asked that in the circumstances for a brief resume to be given to the residents present. MR spoke advised that extensive information had and was being circulated to Members, and advised on the scope of recommendations and briefings that would be given to Members prior to the meeting on the 4th of August. A Member of the public advised that it would be prudent to assume that a large number of residents would wish to be present when the Commissioners discussed the matter and asked that the Commissioners views be made clear immediately. MF ruled that as further information was being circulated to Members for consideration it would be imprudent for the Board to comment at this meeting. AJM proposed circulating the written information to be submitted to Members to also be made available to the public on request. It was agreed that a meeting with residents would take place at the site on Monday 2nd August at 7.00pm. This was noted by those present. It was agreed that a larger meeting room would be considered for the meeting on August 4th and that Covid safe measures be implemented. MF terminated the discussion. The majority of Members of the public left the room. Two Members remained for the duration of the meeting. TK provided apologies for the meeting with the residents on Monday evening next.</i>
b)	21/00737/B Vacant Plot (Plot 3) Plot Adjacent To Hazelwood House Ballaragh Road, Erection of a detached dwelling. <i>This application was considered and discussed in detail. It was agreed that the Board would submit an Objection to the application. Concerns were raised due to the design and siting of the proposed dwelling. These concerns included that the height of the dwelling and its design which was a departure from the style of the adjacent dwellings. Concerns were raised with the footprint of the building which it was felt was too low on the plot, particularly in the context of the landscape. The dominant position of the proposed dwelling over Laxey Valley was noted. A building that was more integrated into the landscape would be more acceptable to Members. Relevant planning policies were referenced and discussed. A submission from a neighbour objecting to the proposal had been received just prior to the meeting this would be circulated to Members in due course. The Clerks were instructed to submit an objection.</i>
c)	21/00745/B Rencell House Rencell Hill Laxey, Erection of rear extension and reconfiguration of rear garden landscaping and steps. <i>LM left the room for the duration of this discussion. This application was discussed in detail. There were no direct objections as the development was agreed to be 'modest', but the Board asked</i>

	<i>that the Planning Committee consider whether the development would cause unacceptable 'overlooking' issues for the immediate Members. This was agreed.</i>
d)	21/00764/B Barony View Glen Mona Loop Road Glen Mona Maughold, Alterations, erection of extension and conversion of existing garaging, stables and store to provide two tourist accommodation units. <i>Concern was expressed with the increase in height caused by the proposed development. Members noted that this would cause a significant visual intrusion from the Rhenab/Port Cornaa Road areas where there was public access. Other concerns were raised with the design which was generally felt to be 'ugly' and inappropriate for the location. The overall consensus was that the design was inappropriate. Several Members advised that an alternative design should be considered. There was no objection to the proposal to use the dwelling for tourist accommodation, and this aspect of the proposal was supported. The clerks were instructed to submit comment on these matters.</i>
e)	21/00770/B Bramalea Highfield Drive Baldrine, Alterations and erection of first floor extension to front elevation. <i>There were no objections to these proposals.</i>
f)	21/00807/B 4 Bay View Terrace Laxey, Installation of replacement windows to front elevation. <i>There were no objections to these proposals.</i>
g)	21/00811/B Dell Brae Fairy Cottage Laxey, Enlargement of an existing window to South East Elevation. <i>There were no objections to these proposals.</i>
h)	21/00628/B Claghbane Plantation Mountain Road, Maughold, Erection of wooden assault course equipment. <i>The consensus was that the Board fully supported these proposals.</i>
i)	21/00841/B Maycroft Minorca Hill Laxey, Installation of a new door and replacement of existing window with 2 new windows. <i>There were no objections to these proposals.</i>
j)	Approval Notices (DEFA Planning Committee) - ntr
k)	Refusal Notices (DEFA Planning Committee) - ntr
m)	Appeal Notices (DEFA Planning Committee) - ntr
n)	Withdrawal Notices - ntr
o)	Planning Enforcement - ntr
91/21	Approval of Minutes
a)	Approval of minutes of the meeting of the 7 th July 2021. These were agreed to be a correct record of the discussions and decisions made. Proposed AJM , Seconded ND . Resolved.
92/21	Matters Arising & Other Business
a)	MR to report on post-election internal training provision. <i>MR briefed Members on the content of forthcoming training for Members. A full schedule would be delivered in due course.</i>
b)	Meeting with applicant in regard to the Appeal on PA 20/01434/REM for erection of a dwelling and extension of residential curtilage at Land North West of Ballaragh Old Farmhouse. <i>MF advised that TK, JP, MR, PB, and herself had recently attended a meeting with the applicant at the site. It was noted that an appeal report had already been submitted by the Commissioners. The Commissioners had stated that they would be more in favour with a design that was sympathetic to the dwelling approved in the application 15/00590/B. Members reported that the applicant also wanted to re-site the footprint. One of the reasons for refusal given by the Planning Committee was that they were unhappy with the siting. MF advised that the Commissioners were only trying to follow planning policy which the application contradicted in several areas. It was noted that there had been no compromise offered by the applicant. No further instruction given.</i>
93/21	General correspondence - ntr
94/21	Committees & Boards – By Exception
95/21	Operational Reports
a)	Cooil Roi – <i>A report from JM had been circulated. This was noted.</i>
b)	New Road - <i>Report at next meeting.</i>

c)	Health & Safety – <i>MR advised that the Quarterly Meeting with H&S Consultant had taken place on 21.07.21.</i>
96/21	Any Other Business <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>
a)	JS <i>thanked the Commissioners' staff who had provided assistance to Maughold Social Club prior, during, and following Maughold Parish Day. This was noted.</i>
b)	MF <i>referred to the three Members who were leaving the Board and thanked them for the service they had given the Garff Authority and community. It was also noted that Mr Dobson had served on Lonan Commissioners and that Mr Moore had served on Laxey Commissioners; both had spent several years as Chairman throughout out this time. These sentiments were echoed by all Members. Mr Dobson addressed fellow Members advising that it had been a privilege to serve Lonan and Garff for the last 16 years. He noted that he had been elected Chairman and Vice-Chairman throughout this period and thanked fellow Members for the trust they had demonstrated in electing him to these positions.</i> <i>MF closed the Public Session of the meeting at 8.14pm.</i>
97/21	Matters in Private
a)	<i>A staffing matter was discussed.</i>
b)	ND <i>reported on financial matters in regard to NCAS.</i>
c)	ND <i>advised that the constitution of L&LHT had been changed to comply with the new charity regulations and there was now no requirement for a representative from the Commissioners to sit on the Trust Committee as a Director. This was noted.</i>
d)	MF closed the meeting at 8.23pm. <i>Members stayed back after the meeting for a small social gathering to celebrate the closure of the first ever term of the new Garff Board, to thank all members, particularly those who were not joining the new Board that would be in place from the 1st of August 2021. Mrs Pinson had provided a wonderful spread of refreshments for Members which was much appreciated by all.</i>
Date of next meeting: Wednesday August 4 th 2021	