

# GARFF PARISH DISTRICT COMMISSIONERS

## Annual General Meeting

Wednesday 1<sup>st</sup> September 2021, 7.00 pm

Laxey Football Club Function Room

## Minutes of the Meeting

**Present:** Ms M. Christian (MC), Mr S. Clague (SC), Ms A. Creer (AC), Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mrs J. Pinson (JP), Mr S. Ryzak (SR).

**In Attendance:** Mr P. Burgess, Clerk, Mr M. Royle, Deputy Clerk/RFO  
3 Members of the public were present

**Apologies:** Mrs M. Fargher, Mr J. Smith.

*Apologies had been received from Mrs Fargher and Mr Smith, respectively the Chair and Vice-Chair of the authority. In their absence PB addressed the meeting and asked for nominations for a member to chair the meeting. AC proposed SR. The was seconded by MC and unanimously resolved. SR took the Chair.*

**7.00pm Public Session** - Preliminary Matters for consideration

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 was noted. No further instructions.*

**109/21 Planning Matters**

### Planning Applications

- a)** 21/00830/B Primrose Lodge Slieau Lewaigue, Maughold, Alterations and erection of a front porch extension.  
*There were no objections to this application.*
- b)** 21/00864/B Ventrige House Ramsey Road Laxey, Alterations and erection of a first floor extension.  
*There were no objections to this application.*
- c)** 21/00875/B Amulree And Adjacent Car Park, Tennis And Basketball Courts Glen Road Laxey Construction of reinforced concrete wall with stone cladding, blockwork rendered masonry walls and soil embankments for the purpose of providing flood protection.  
*The clerks were instructed to seek clarification in regard to the wall finishes.*
- d)** 21/00908/B Hunters Moon Baldoon Road Laxey, Alterations, erection of extension and creation of a first floor to dwelling.  
*There were no objections to this application.*
- e)** 21/00888/B The Pink House Maughold, Installation of a replacement pedestrian gate (retrospective)  
*There were no objections to this application.*
- f)** 21/00896/B New Bungalow Cooil Roi Farm Barroose Road Baldrine, Alterations, erection of extension and creation of raised patio area.  
*There were no objections to this application.*
- g)** 21/00976/C New Inn New Road Laxey, Change of use of public house to a residential dwelling.  
*There were no objections to this application.*
- h)** 21/00986/B Yn Thie My Chree 36 Mines Road Laxey, Increase of residential curtilage.  
*There were no objections to this application.*
- i)** 21/00975/B 2 Reayrt Ny Glionney Drive Laxey, Extension of existing balcony to provide decked area and access to property.  
*There were no objections to this application.*

### Approval Notices (DEFA Planning Committee) –

*The following approvals were noted. No further instruction.*

- a)** 21/00811/B Enlargement of an existing window to South-East Elevation, Dell Brae Fairy Cottage Laxey – Approved 13.08.21.

<b>b)</b>	21/00655/C Additional use of residence as a massage therapy business, The Spinney Dreemskerry – Approved 13.08.21.	
<b>c)</b>	21/00762/B Alterations including removal of existing windows and installation of replacement window and patio doors, Roseanne Minorca Hill Laxey – Approved 11.08.21.	
<b>d)</b>	21/00599/B Conversion of existing courtyard into outdoor dining area with and replacement of existing window with a door, La Mona Lisa Restaurant Deepdale Glen Road Laxey – Approved 11.08.21.	
<b>e)</b>	21/00534/B Creation of a first floor walkway and replacement of existing first floor window with French doors, Gwelo House New Road Laxey – Approved 11.08.21.	
<b>f)</b>	21/00676/B Removal of chimney stack and replacement of first floor window with patio doors, Marrinagh Ballajora Hill Ballajora – Approved 10.08.21.	
<b>g)</b>	21/00357/B Proposed rear extension, installation of rear dormer and external fixing of insulation to gable, 5 Bay View Terrace Laxey – Approved 10.08.21.	
<b>h)</b>	20/01256/B Erection of booking office and souvenir shop, Lhen Coan Station Groudle Glen Railway King Edward Road Onchan – Approved 10.08.21.	
<b>i)</b>	21/00674/B Variation of condition 1 of PA 16/00960/B to extend the period of approval by two years, Land At Ellan Vannin Laxey Road Baldrine – Approved 25.08.21	
	<b>Refusal Notices (DEFA Planning Committee) -ntr</b>	
	<b>Appeal Notices (DEFA Planning Committee) - ntr</b>	
	<b>Planning Enforcement (DEFA Planning and Building Control) - ntr</b>	
<b>110/21</b>	<b>Approval of Minutes</b>	
	Approval of minutes of meeting 4 <sup>th</sup> of August 2021. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed TK. Seconded AC. Approved.</i>	
<b>111/21</b>	<b>Matters Arising &amp; Other Business</b>	
<b>a)</b>	Report on 'Live' Projects currently being investigated or undertaken <ol style="list-style-type: none"> <li>1. Glen Road Recreation Area</li> <li>2. Modern Toilet Facilities in Laxey Village</li> <li>3. Proposals for Beach Huts</li> <li>4. Transfer of Ownership of the Snaefell Wheel to the Commissioners</li> </ol> <p><i>MR gave a brief account of the above pending projects. There followed discussion of the options for the toilets the outcome being that a meeting was arranged for Members to view the three potential sites. The meeting would take place on Tuesday 7<sup>th</sup> September 2021 at 7.00pm. A brief discussion of proposals for development on Laxey Promenade also took place. It was agreed that officers from Highways and planning be contacted with a view to advice on aspects such as parking, etc. JP advised that she had put in proposals for alterations to parking arrangements in the vicinity of the promenade: she asked if these could be re-considered.</i></p>	
<b>b)</b>	To note: pre-application drawings from DoI for a glass wall along the river at beside The Shore Hotel, Laxey. The drawings also include plans for a 'bund' to reduce water ingress into the car park area and public house property ( <i>circulated by email 25.08.21</i> ). <i>These pre-application drawings were discussed in detail. The location in the Laxey Conservatio area was noted. The 'modern' look of the design was felt to be out of character with the needs of the conservation area, but the need to protect property from flooding was also considered to be important. An option whereby a low stone wall was constructed topped by glass panels was proposed and felt to be a good compromise to reconcile the competing demands. It was agreed that this proposal should be forwarded to DoI and to the Planning Authority. SC advised Members that he had an interest in this matter as his company was involved with the contract for works at the site.</i>	
<b>c)</b>	End Café, Laxey Promenade – update on negotiations with the property owner and DEFA Environmental Health. <i>MR briefed Members on actions being taken in conjunction with DEFA Environmental Health officers. Dialogue was continuing with the owner and a range of actions were being implemented</i>	

	<i>to bring action to bring a resolution to the health and safety concerns of the Commissioners and to resolve the detrimental effect the structure has on the character of Laxey Promenade. Clerks to brief Members on progress with Environmental Health in this regard at the meeting on 15<sup>th</sup> September 2021.</i>	
<b>d)</b>	Request from The Shed Company Limited to present: <ol style="list-style-type: none"> <li>1. plans to the Commissioners for refurbishment of the Changing Cubicle units on Laxey Promenade</li> <li>2. proposals for 'The Shed Lounges' on the public Green adjacent to the current business.</li> </ol> Members were advised that the owners of the Shed were scheduled to make a presentation on the above matters at the meeting on the 15 <sup>th</sup> of September 2021.	
<b>e)</b>	To discuss financial contributions to the Firework Displays taking place in November 2021 in Maughold and Laxey. <i>It was noted that a specialist company had agreed to organise and run the firework event in Laxey at a cost of £1,500. It was also noted that the Laxey Fire Brigade would be continuing fundraising for the event which would reduce the expenditure. It was agreed to underwrite the Laxey event to a maximum of £1,500. It was also agreed that a sum of £700 should be allocated to assist with funding of the firework event in Maughold.</i>	
<b>f)</b>	To discuss the Liverpool Arms Site ( <i>Generated by SC 12.08.21</i> ). <i>MR advised that a meeting had recently taken place on site with DEFA Environmental Health. The officer had advised that although the condition of the building was not severe enough to ensure a prosecution under the 'unsightliness' legislation there were a range of actions that the owner of the building should be asked to undertake. These being making safe a badly damaged drain cover at the rear of the building, plywood panels that were now detached from the building, and making safe other fixings which were hanging and had fallen from the building. The officer had also questioned the need for the plywood sheeting that had been nailed over the windows and was felt to be unnecessary. The owner should also check for vermin and ensure that any means of access (toilets, etc) were sealed. PB advised that the recent refusal for change of use by the Minister was noted. MR advised that contact had been made with the owner, but no response had been received to date. It was agreed to write again to the owner requesting a meeting with their representatives. It was also agreed that the clerks should forward a question to the Captain of Lonan Parish for the forthcoming requisition meeting at Laxey School asking the candidates in the Tynwald election for their views on how the situation should be addressed.</i>	
<b>d)</b>	To discuss the Princes Motors Site ( <i>Generated by AC email 12.08.21</i> ). <i>AC expressed concern about the poor visual impact caused by the Princes Motors Site. MR advised that the Commissioners had erected 'screening' around the Heras fencing in previous years but that this had had limited effect. He advised that the owner had been contacted recently with a view to arranging a meeting to discuss any improvements that could be made to improved the visual aspect of the site. It was noted that the owner provided access to the site for its use as a car park when an event was underway. AC asked if this facility could be extended to provide additional parking until the site was developed. The permission to build sheltered housing units on the site was noted. Groundworks had begun, but further works had not been progressed for a long period. The clerks were asked to feedback to the Board on these matters once a meeting had taken place with the site owners.</i>	
<b>e)</b>	To discuss Provision of Disabled Toilet Facilities Laxey Prom ( <i>Generated by MC email 16.08.21</i> ). <i>MC had prepared a range of options for the provision of modern disabled facilities on Laxey Promenade. MC to circulate these options and proposals to Members in due course.</i>	
<b>f)</b>	Update on preparations for a Civic Function. <i>The clerks briefed on the preparations for this event to honour the contribution of Steve Rodan to local and national politics and to thank him for his contributions to the Garff community. The event was to take place on the evening of Friday 10<sup>th</sup> September at Laxey Working Men's Institute. MF was co-ordinating a programme and content for the event.</i>	
<b>112/21</b>	<b>General correspondence</b>	

a)	<p>Resident – Request in regard to road safety issues in the vicinity of the A2/Mines Road/Captain’s Hill Junction including speeding traffic, location of the pedestrian crossing, etc.  <i>The clerks outlined the history of contact with DoI Highways over the last decade in regard to this junction and its feed roads (the A2, Mines Road, Captain’s Hill). The Department had made changes in recent years including extending the 20mph zone back to before the Princes Motors corner. On several occasions further site visits had taken place with Highways to assess the position of the crossing, but the officers had advised that there were no safe alternative options. It was noted that the Department had included Mines Road on a list of highways that would be changed to 20mph as part of implementation of the ‘Active Travel Strategy’. It was also noted that this was a five-year programme and that no date for the change at Mines Road had been announced. There followed a discussion of the range of highway issues in the vicinity. It was agreed to take the following actions:</i></p> <ol style="list-style-type: none"> <li><i>1. Request clearer signage on the approaches to the crossing to help ensure drivers are aware of its presence and to encourage them to drive to the conditions.</i></li> <li><i>2. Request that a pelican type crossing be installed.</i></li> <li><i>3. Request that the change to 20mph on Mines Road be scheduled as soon as possible.</i></li> </ol> <p><i>The clerks were instructed to forward these requests to Highways.</i></p>	
b)	<p>DoI Housing – Regarding Rent Setting 2022/23.  <i>This matter was discussed in detail. Advice from MF and JM was noted and discussed. It was proposed that there should be an increase in the maintenance allowance to cover an increase in cost of building materials which was in the region of 30%. In the light of the advice, the consensus developed that a rent increase of 1.5% and a 1.5% increase in the maintenance budget should be the Garff Board’s recommendation to the Department. This was agreed. Clerks to advise JM of this decision.</i></p>	
c)	<p>Elliott Construction – Correspondence received.  This correspondence was noted. No further instruction.</p>	
113/21	<p><b>Health and Safety</b> (Report circulated 26.08.21)  <i>The report was received. No further instruction.</i></p>	
114/21	<p><b>Works and Amenities</b> (Report circulated 26.08.21)  <i>The report was received. No further instruction.</i></p>	
a)	<p><i>PB advised that MU would brief Members on progress with their investigations into the provision of sewage treatment for Laxey and Lonan at the meeting on the 15<sup>th</sup> of September 2021. They had requested that this meeting be in the private session as there were sensitive financial and other matters which could not be released into the public domain at this stage of the investigations. Members were asked to submit questions in advance so that the fullest answers could be obtained at the meeting. This was noted. Members who attended the GSTS Consultative Group had previously expressed frustration with progress and the information obtained at the meetings. This was noted. SR stated that the forthcoming meeting on the 15<sup>th</sup> September was an occasion to question MU directly and give them opportunity to provide full answers in regard to progress with their investigations. This was noted.</i></p>	
b)	<p><i>MR advised that the LGU had requested contact details for each Commissioner. He requested their permission to forward contact details. All nine Members agreed that their details could be forwarded to the Department.</i></p>	
115/21	<p><b>Matters in Private</b> – No business was transacted in private.</p>	
	<p>Meeting closed at 9.55pm  Date of next meeting: Wednesday 15<sup>th</sup> September</p>	