

GARFF PARISH DISTRICT COMMISSIONERS

Wednesday 17th November 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), Mrs M. Fargher (MF) (Chair), Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mrs J. Pinson (JP), Mr J. Smith (JS), Mr S. Ryzak (SR).
In Attendance: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Julie Mattin (JM) Housing Manager.
Apologies:

7.00pm	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.	
142/21 a)	<p>H&S Presentation – Ian Alder from Pegasus Safety Consulting Ltd, to speak to members regarding the Health and Safety culture within the organisation.</p> <p><i>Ian Alder briefed the Commissioners on the progress made by the organisation in terms of its approach to Health and Safety in its operations based from 35 New Road and at Cooil Roi. He advised that Health and Safety was now accepted as central to all the Authority's operations and activities. Mr Alder stated that he was extremely happy with the position the Authority was in adding that there were always improvements and changes to be made, but that these were identified at the quarterly meeting and frequent staff training sessions that took place. He stated that if health and safety measures were implemented as part of a developing ongoing culture they would actually result in cost savings for the Authority rather than additional costs. The use of risk/cost analysis was also discussed. The officers stated that Pegasus provided a reassuring resource which they utilised regularly and when advice was sought it was always clear and effective and guided the Authority in the safe execution of its activities and operations. Members asked questions on a wide range of matters including fire safety, use of contractors, beach/raft safety, the safety of leased premises, safeguards when staff were working on the highway, and the range of training undertaken. JS asked a question in regard to the safety of the raft. Mr Alder advised that this matter was covered in the Authority's Beach Management Policy which had been drafted under his guidance. Speaking in her role as tenant of one of the Commissioners' premises JP asked if there was any requirement for the Commissioners to see her fire safety, insurance certificates, etc. Mr Alder advised that there was no legal requirement, but felt that it may be something that is considered. MR advised that this was part of the competency assessment process for the Authority's contractors and advised that such a measure could be implemented and would be investigated. TK asked about the safety of the Duck Race in regard to entering the river. Mr Alder advised that he had been involved in planning the event from the earliest stage and had made recommendations which had been implemented. SC asked if training for staff in the use of defibrillators could be undertaken. PB advised that a defibrillator familiarisation 'open day' was currently being organised by JM for staff and interested members of the public. It was likely that this would take place in conjunction with Mr Alder at the Laxey WMI in due course. It was noted that all staff had recently undergone updated post-covid first-aid training. Mr Alder stated that he was looking forward to a continuing positive and effective relationship between Pegasus and the Commissioners. The Commissioners thanked Mr Alder for his presentation and the ongoing input of Pegasus to the operations of the organisation.</i></p>	
b)	<p>Cooil Roi – Operational Report from JM (<i>circulated 15.11.21</i>).</p> <p><i>JM addressed the Board advising them on a range of matters and issues. It was noted that a review of the fire safety systems and CCTV provision were to take place. MF and JP had attended a meeting with JM following a meeting with the Fire Department. The Department and a professional alarm management company had advised on how the number of 'false alarms' might be reduced without any compromise to safety. The H&S consultant supported the changes and advised that the professionals would offer advice at all stages. The change-over would allow for two stages of alarm. The first local to the flat which would give an alert that there was a problem. If this problem were of a lower order such as an unattended toaster, etc the full system would not be triggered. If, however, the problem developed more seriously the full alarm system would</i></p>	

	<i>be triggered and the full fire plan would be implemented. Further changes to the system that would be implemented had also been identified by the Fire Safety Officers and agreed by the safety consultant at the meeting. He advised that the team would be available to check any changes and offer solutions if problems arose. The changes included the type of door seal strip and auto closers in identified locations. SR noted that further fire inspections would be undertaken in due course at which all aspects of fire safety would be the subject of on-going review. JM reported that the 'Apello' resident communication system had 'bedded-in' very well and was proving efficient and effective for the residents and wardens.</i>	
143/21	Planning Matters	
	Planning Applications	
a)	Deferred from meeting 3 rd Nov 21. Concerns regarding the loss of garage and lack of alternative off road parking. 21/01216/B - Croit Kilvine Rencell Laxey Isle Of Man IM4 7BN. Replacement of existing integral garage with 2 storey extension. <i>The Commissioners noted that Highways did not oppose the proposals, but that they deferred to planning in regard to the consideration of adequate parking at the property. Notwithstanding this aspect, the Commission had no objection to the application.</i>	
b)	21/01261/B - Crag Lea Clay Head Road Baldrine Isle Of Man IM4 6DN. Alterations and erection of an extension to existing dwelling and erection of a detached garage. <i>It was noted that this large property sits in its own grounds. It was felt that the modest extension and alterations to the house would have little impact on the neighbouring properties. It was also felt that the proposed detached would be partially obscured by the topography of the land. There were no objections to this application</i>	
c)	21/01272/B - Bwaane Mwyllin Rhenab Road Glen Mona Ramsey Isle Of Man IM7 1EL. Alterations and erection of a single storey extension to rear elevation and 2 storey extension to side elevation. It was felt that there would be minimal impact on neighbours or views enjoyed by the public. It was also noted that Highways did not object to the proposals. The Commission resolved not to object to the application.	
d)	21/01317/B - Skinscoe Farm Ramsey Road Laxey Isle Of Man IM4 7PP. Conversion of disused outbuildings to ancillary living space. <i>It was noted that the proposals utilise an existing building that has fallen out of use and that there would likely be minimal additional visual impact which on balance is likely to be positive. The consensus was that this application should be supported. The Commission resolved not to object to the proposals.</i>	
e)	21/01253/B - The Mariners South Cape Laxey Isle Of Man IM4 7JB. Alterations, erection of extension and creation of raised parking and vehicular access. <i>It was felt that the proposals would improve the form of the building, however, the Commissioners will request that Highways and the Planning Authority carefully consider the proposed highway entrance and adequacy of parking provision.</i>	
f)	21/01263/B - Land Adjoining Ard Reayrt And Rear To Wayside Laxey Isle Of Man. Erection of a double garage. <i>The Commissioners considered the proposals carefully and resolved to object to the application. It was felt that the proposals were contrary to General Policy 3 in regard to zoning and it was felt that the development could set a precedent for future use of the land. Members were also concerned about access and the potential for additional traffic along a lane that is both unsuitable and has a hazardous exit onto and from the highway. There were further concerns expressed including the consequent 'pressure' to which the trees at the site would likely be made subject.</i>	
g)	21/01271/B - 1 Church Close Lonan Laxey Isle Of Man IM4 7JY. Erection of detached garage. <i>Members noted that the proposed garage was at the front of the property beyond the current building line. It was felt that the garage would impact inappropriately on the site and would be contrary to the character of this modern housing estate on which development at the front of properties is generally presumed against. Members resolved to object to the application.</i>	

h)	21/01335/B - 6 Cubicles And Huts The Promenade Laxey Isle Of Man IM4 7DD. Conversion of structure to provide retail and takeaway area with associated sheltered seating. <i>The Commissioners had seen these plans as part of the pre-application process which the applicant had undertaken with the Commissioners, Planning, and the Conservation Officer. There had been no objections at that time, the consensus being that the Board supported the proposals for refurbishment of the units and their use as additional retail facilities/amenity for that would be attractive to visitors to the Promenade.</i>	
i)	Additional Information re: PA 21/00737/B Erection of a detached dwelling, Vacant Plot (Plot 3) Adjacent to Hazelwood House, Ballaragh, Road, Laxey IM4 7PH. <i>This new information and had been circulated. It was considered and the Clerks were instructed to submit no further comment in addition to their previously submitted views which still pertained in full.</i>	
	Approval Notices (DEFA Planning Committee) <i>The following approvals were noted. No further instruction.</i>	
a)	21/00975/B - 2 Reayrt Ny Glionney Drive, Laxey, Isle Of Man, IM4 7LG. Extension of existing balcony to provide decked area and access to property.	
b)	21/01088/B - 59 All Saints Park Lonan Laxey Isle Of Man IM4 7LD. Erection of rear ground floor extension and two storey extension to side elevation.	
c)	21/01138/B - Cloverdale Hibernia Ramsey Isle Of Man IM7 1ER. Erection of a sunroom to replace existing conservatory with associated raised decking.	
d)	21/01145/B - Keayn Reayrt Croit E Quill Road Laxey Isle Of Man IM4 7JD. Erection of rear garden terrace, rear first floor balcony and window /door alterations.	
	Refusal Notices (DEFA Planning Committee) - ntr	
	Appeal Notices (DEFA Planning Committee) - ntr	
	Planning Enforcement (DEFA Planning and Building Control) - ntr	
144/21	Approval of Minutes	
a)	Approval of minutes of meeting of 3 rd November 2021. <i>These were agreed to be a correct record of the decisions made. Proposed MC, Seconded AC. Resolved.</i>	
145/21	Matters Arising & Other Business	
a)	Laxey Promenade Area – AC, MC and PK to report on site meeting (05.11.21) <i>Following a site meeting the following proposals for improvements to the Laxey Promenade area had been circulated to all Members by MC.</i> <i>We would like to look at pricing up and discussing with the rest of the board the following -</i> <ol style="list-style-type: none"><i>1. A tap/ shower on the beach for washing feet by the steps near the Shed and near the ramp in the middle of the prom.</i><i>2. Tidying up the signs/ looking at signage inline with the criteria for Blue Flag Status.</i><i>3. Showers (solar powered?) and hand basin / fresh drinking water by the raft/ bin storage area.</i><i>4. Lockers (maybe 10-15 small ones, coin operated) in the Shelter.</i> <i>Ideas for further discussion would be -</i> <ol style="list-style-type: none"><i>6. Dogs on the beach</i><i>7. Revamping the children's play park.</i><i>8. Improving parking - possible disc parking in some areas?</i><i>9. Improving access to the beach.</i><i>10. Encourage the DOI to improve Harbour Public Toilets/ shower block/ disabled toilets.</i><i>11. Bins to sort out recycling.</i> <i>These proposals were discussed. AC stated that items 1 -4 would provide 'quick wins' that could be implemented in the shorter term and would bring improvements that would benefit visitors to the Beach and Promenade. There followed discussion of each item. PB reported that the</i>	

	<i>forthcoming Local Government Amendment Bill would streamline the process for the drafting of local authority by-laws and it had been previously agreed that new dog by-laws would be drafted once the Bill had been enacted: it was noted that an application for new dog by-laws had been submitted to the Department in 2018 but this had stalled at the AG's office. MR advised Members that proposals for new play equipment were being considered by officers and options would be brought to the Board in the spring of 2022. SC stated that he felt that a complete plan for the whole area should be drawn up before any actions were undertaken, adding that any changes would be subject to the presence of drainage and other services. AC suggested that this could mean that the improvements to the area would be delayed unnecessarily. SR suggested that it would be prudent to wait until the DoI's proposals for sea defences on the Promenade were published. It was noted that this could be in the next few months and in this event any costings or plans that had been obtained could be modified. MC proposed that the officers be asked to cost the proposals that had been circulated with a view to presentation of more detailed schemes that the Board could consider. This was seconded by AC and resolved. The officers were asked to re-circulate the plans that DoI had submitted for changes to parking arrangements on the Promenade. MF asked that Members submit any further comment to the office.</i>	
b)	Climate Change Presentation – 15th November 2021. Chairman to report. <i>MF advised that she had attended a meeting at Ramsey Town Hall with PK. MF expressed a little disappointment with the initiatives that were presented. Naomi Atkins from the Climate Change Transition Team had led the meeting. An Island interim target had to be drafted by 1st of April 2022. How to measure emissions had been discussed. Guidance would be issued in this respect, but it was likely that Garff would be exempt from measuring its own emissions directly without the input of an expert in these matters. MF advised that it was likely that the Authority would be required to draw up a plan setting out the actions it would take as an organisation to reduce its emissions. MR advised that the Authority had already achieved UNESCO Biosphere status and had already made some targets to make further improvements such as converting to electric vehicles, recycling, etc in the next 3/5 years.</i>	
9.01pm	<i>MF proposed that standing orders be suspended to permit progress of the meeting beyond 9.00pm. This was seconded by JP and resolved. The meeting continued.</i>	
146/21	General correspondence	
a)	Laxey/Lonan highways issues discussion and parking survey update – Email correspondence circulated to members. <i>An initiative led by local residents in regard to highway safety issues was outlined to Members by MF. This was welcomed. A draft survey had been circulated to the Commission and other parties for comment prior to publication. JP suggested the addition of a 'not-applicable' box to the survey. There followed discussion of parking problems around Laxey school at school opening and closing times, it was noted that some of the issues were caused by the location of the school and the highway layout in the vicinity. It was also noted that further issues were caused by parents parking and dropping off their children in close proximity to the Minorca Hill/Quarry Road junction. PK stated that the lack of pavements and amount of traffic on Minorca Hill meant that walking to school was more hazardous than it should be. It was noted that the Commissioners have approached Highways on many occasions over the years expressing their concerns for pedestrian safety, but very little action had ever taken place. The residents were looking at other options that would improve road safety across Laxey and Lonan in general; they had initiated dialogue with the Department, with the MHK's, and with other interested parties/stakeholders. The Commissioners would continue to take a full part in the initiative.</i>	
147/21	Committees & Boards – By exception	
148/21	Operational Reports	
a)	35 New Road – <i>The officers reported on a range of operations that were currently taking place, were imminent, or were ongoing. These included installation of the new flooring in the MUGA on Glen Road, Laxey, quotations for modular skateboard park equipment. It was agreed that the officers should meet with SC and SR to assess the viability of the 35 New Road building and to consider the previously received structural survey reports. This meeting would take place at</i>	

	<p>2.00pm on the 18th November. SC & SR to report back to the Board at the meeting on 1st of December 2021.</p> <p>MF thanked all members of staff for their hard work and commitment over the Covid period. It was noted that additional hours had been worked and that holiday allowances had not been fully utilised in some cases during the period. SC noted that in particular Members of staff from 35 New Road, Cooil Roi, and the campsite were active in organising or supporting events that took place across the Sheading; for which salaried staff did not receive re-numeration. MF requested that these matters be minuted.</p>	
b)	Cooil Roi – see item 142/21.b above.	
149/21	Any Other Urgent Business (to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).	
	MF drew the attention of Members to the recently published 'Programme of Government' document that was available on-line.	
150/21	Matters in Private	
a)	Cooil Roi Fire System and CCTV Maintenance. A contractual matter regarding the maintenance contract was discussed.	
	<p>Meeting closed 09.42pm Date of next meeting: Wednesday 1st December 2021</p>	