

**GARFF PARISH DISTRICT COMMISSIONERS**Wednesday 3<sup>rd</sup> November 2021, 7.00 pm**Laxey Football Club Function Room****Meeting Minutes****Present:** Ms M. Christian, Mr S. Clague, Ms A. Creer, Mrs M. Fargher, Mr T. Kenyon, Mr P. Kinnish, Mrs J. Pinson (via zoom), Mr J. Smith,**In Attendance:** Mr P. Burgess, Clerk, Mr M. Royle, Deputy Clerk/RFO, Julie Mattin (JM) Housing Manager.**Apologies:** Mr S. Ryzak**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.**134/21 Planning Matters****Planning Applications****a)** 21/01203/B - Sheun Vollyr Baldhoon Road Laxey Isle Of Man IM4 7NA. Sheun Vollyr Baldhoon Road Laxey Isle Of Man IM4 7NA.  
There were no objections to this application.**b)** 21/01206/B - Oakfield Old Laxey Hill Laxey Isle Of Man IM4 7BT. Replacement of existing conservatory roof with tiles.  
There were no objections to this application.**c)** 21/01211/C - Thie Spooyt Dreemskerry Ramsey Isle Of Man IM7 1BF. Additional use of dwelling as tourist accommodation.  
There were no objections to this application.**d)** 21/01222/B - Braeside Clay Head Road Baldrine Isle Of Man IM4 6DL. Alterations including replacement of existing dormers with a new roof pitch, first floor balcony, and increase in size of ground floor window at front elevation.  
There were no objections to this application.**e)** 21/01216/B - Croit Kilvine Rencell Laxey Isle Of Man IM4 7BN. Replacement of existing integral garage with 2 storey extension.  
Members expressed concerns regarding the lose of the garage and lack of alternative off road parking.**f)** 21/01221/B - Cranford Breeze Hill Laxey Isle Of Man IM4 7DL. Alterations and erection of an extension to existing dwelling with additional tourist use.  
There were no objections to this application.**g)** 21/01228/CON - Cranford Breeze Hill Laxey Isle Of Man IM4 7DL. Registered building consent for demolition elements relating to PA 21/01221/B.  
There were no objections to this application.**h)** 21/01287/B - Laurel Bank Rencell Hill Laxey Isle Of Man IM4 7BJ. Erection of shed and carport.  
There were no objections to this application.**Approval Notices (DEFA Planning Committee) - ntr****a)** 21/00842/B - Sunny Bank, South Cape, Laxey, IM4 7BU. Alterations to balcony and external doors and installation of a velux window.  
Noted.**b)** 21/01131/B - Harbourside Cottages, 2 Tupperts Terrace, Tent Road, Laxey, IM4 7DB. Installations of replacement windows to front and rear elevations.  
Noted.**Refusal Notices (DEFA Planning Committee) - ntr****Appeal Notices (DEFA Planning Committee) - ntr****Planning Enforcement (DEFA Planning and Building Control) - ntr****135/21 Approval of Minutes****a)** Approval of minutes of meeting of 20<sup>th</sup> October 2021.  
These were agreed to be a correct record of the discussions and decisions made at the meeting.

	Proposed <b>MC</b> , Seconded <b>JS</b> . Resolved.	
<b>136/21</b>	<b>Matters Arising &amp; Other Business</b>	
<b>a)</b>	<p>Blue Flag Bathing water standard – <b>SC</b> to brief Commissioners – for information only. <b>SC</b> referred to a document circulated to members via email with detailing some of the criteria for Blue Flag status. <b>SC</b> advised that the IRBC proposal (PA20/00082/B) would have had 30 surcharges of effluent during the bathing season. <b>SC</b> advised the pumping option with the storage tank would have no surcharge of effluent during the bathing season. <b>TK</b> referred to the planning application for the IRBC’s at the Cairn Site, stating the Commissioners had voted against this and members have indicated they favour the pumping option. <b>JS</b> called a point of order stating the Board had rejected the plans that had be put before them at the time, however the Board has not indicated it favoured the pump away option. <b>MF</b> advised members and officers had previously met with Simon Renton form DEFA to discuss bathing water quality in Laxey Bay. <b>MF</b> stated that another meeting with Mr Renton would be useful to members when considering sewerage treatment proposals. <b>SC</b> proposed that Andrew Smith MHK be allowed to address the meeting. Mr Smith stated that he met with the Phil King (CEO) and senior officers from MUA, and had been given the same presentation as the Commissioners. Mr Smith continued stating there had been a delay with the MUA bringing forward proposals, this would now be mid November. Mr Smith advised he had spoken with Kate Lord-Brennan MHK regarding the process Peel is currently going through regarding sewerage treatment scheme proposals and referred the recent letter from Mrs Lord-Brennan to the MUA. Mr Smith stated that any scheme proposed for Laxey would need to go to Treasury for funding and this process would take time. A discussion took place and it was Resolved to arrange a meeting with the Commissioners and Garff MHK’s and invite Mrs Lord-Brennan. <b>AC</b> asked if the Commissioners could look at starting to implement some of the facilities required for Blue flag status in time for the next season. <b>MR</b> advised that the play equipment behind the Kiosk should be looked as it is in need of replacement soon. <b>AC</b> asked if the play area could be made into something else such as a splash park. <b>MR</b> advised that a splash park would only be used in the Summer. A general discussion took place and it was noted that play area is used a by the Nursery on Shore Road. It was Resolved that <b>MC</b>, <b>AC</b> and <b>PK</b> would meet on the Promenade to discuss and come back with suggestions and report back to members. A discussion took place and was Resolved to arrange a meeting with Simon Renton once MUA had come forward with Sewerage scheme proposals. A discussion took place with regard to the Sewerage treatment options and the Board position on this matter. <b>JP</b> stated that until all options had been placed on the table she was keeping an open mind.</p>	
<b>b)</b>	<p>Laxey Promenade - Update re planning policy. Reference was made to Recreation Policy 2: Development which would adversely affect, or result in the loss of Open Space or a recreation facility that is or has the potential to be, of recreational or amenity value to the community will not be permitted except in the following circumstances:</p> <ol style="list-style-type: none"> <li>where alternative provision of equivalent community benefit and of equivalent or better accessibility is made available; and</li> <li>where there would be an overall community gain from the development, and the particular loss of the open space or recreation facility would have no significant unacceptable effect on local open space or recreation provision or on the character or amenity of the area.</li> </ol> <p>Noted.</p>	
<b>c)</b>	<p>End Café – Update and Emergency Motion put by Aishlinn Creer (seconded by Melanie Christian) <i>Motion as submitted 01.11.21:</i> <i>I wish to put the following emergency motion to the Board at the meeting on Wednesday 3rd November 2021, that the commissioners use their powers under section 23 of the Building Control Act 1990 to appoint a structural engineer to undertake a survey on the derelict property known as The End Cafe on Laxey Promenade.</i> This motion was Proposed by <b>AC</b> and Seconded by <b>SC</b>. It was resolved to contact a structural engineer and obtain a quote for carrying out these works. It was also Resolved the Clerks would meet with the Building Control Officer from Douglas Borough Council</p>	

<b>d)</b>	21/01102/B Shore Hotel River Wall Glen Road Laxey, Strengthening of the existing river wall and construction of a glass flood wall along the edge of the river to provide flood protection. – Update from meeting with Department Officers. <i>Drawings showing scheme options were available for viewing. Following a discussion it was resolved that the option 1/3 stone faced and 2/3<sup>d</sup> glass would be the most suitable for this location.</i>	
<b>e)</b>	Proposal from Mr Kenyon to accept the quotation from Buchanan and Pitts (dated 27.09.21) for the restoration of the telephone box on Pinfold Hill owned by the Commissioners. <i>Quotation for repainting, including labour and materials £2,300.00 + VAT (previously circulated). A discussion took place and it was Resolved the maintenance staff would undertake the initial preparation prior to painting ie removing lose paint and members would paint the box on a voluntary basis, the Commission would provide the paint and materials.</i>	
<b>137/21</b>	<b>General correspondence</b>	
<b>138/21</b>	<b>Committees &amp; Boards – By exception</b>	
<b>a)</b>	Municipal Association – <b>TK</b> reported that Jo Overy from Biosphere Isle of Man was guess speaker at the October meeting. Discussions had take place on Local Authority Rates and compulsory purchase of derelict properties. <b>TK</b> report that there had been a significant increase in white goods taken the Eastern Civic Amenity Site.	
<b>b)</b>	Laxey & Lonan Sports and Community Facilities	
<b>c)</b>	Northern Traffic Management Liaison Committee	
<b>d)</b>	Northern Neighbourhood Policing Team Community Partnership meeting	
<b>e)</b>	Eastern Civic Amenity Site Joint Committee – <b>TK</b> reported that the agreement had been signed by all parties for the financial provisions associated with the building of the new site.	
<b>f)</b>	Northern Civic Amenity Site	
<b>g)</b>	Northern Swimming Pool Board	
<b>h)</b>	Northern Sheltered Housing Committee – <b>MF</b> reported that in her role as chairman of the Committee she would be opening the new Sheltered Housing Complex at May Hill.	
<b>i)</b>	Glen Road Recreation Area Sub-Committee	
<b>j)</b>	Garff Sewerage Consultative Group	
<b>139/21</b>	<b>Operational Reports</b>	
<b>a)</b>	New Road – Finance report circulated by email 27 <sup>th</sup> October 2021 – Received and noted.	
<b>140/21</b>	<b>Any Other Urgent Business</b> (to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).	
<b>141/21</b>	<b>Matters in Private</b>	
<b>a)</b>	Emergency Additional Item: To discuss future provision of office space for the Commissioners and the future of 35 New Road. <b>MR</b> referred to a letter from Laxey Properties regarding the availability of a unit at Whitehouse Close. A discussion took place regarding options for 35 New Road. It was noted that Garff Commissioners Office was generally not fit for purpose. Various options were raised including the Princes motors site, the Glen House Home and Glen Gardens Pavillion. <b>MR</b> recommended taking advice from a qualified individual who could advise the Commissioners on options and how best to take the matter forward. <b>MR</b> stated that while there were so many options on the table the matter would keep going round and round. It was Resolved that <b>SC</b> and <b>SR</b> look at 35 New Road and give an opinion and suggest options. PK requested he also be in attendance.	
<b>b)</b>	Land on Old Laxey Hill. – The Clerk advised that he had written to Joney Kerruish at Chrystal's and Ben Dutnall, the Government Valuation Officer, requesting a meeting with Garff Officers and Mr Takken and Ms Elliot.	
Meeting Closed at 9.30pm		
Date of next meeting: Wednesday 17 <sup>th</sup> November 2021		