

# GARFF PARISH DISTRICT COMMISSIONERS

Wednesday 1<sup>st</sup> December 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.

**Apologies:** All Present.

Two Members of the public were present for the duration of the public session.

**7.05pm** 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.  
*There were no declarations made by any Member.*

**151/21.a**  
7 to 7.30pm Meeting with Superintendent Maddocks to discuss policing issues in Garff Sheading.  
*It was noted that Superintendent Maddocks had been unable to attend and had forwarded apologies. The meeting with him would be re-scheduled in due course.*

**151/21.b**  
7.30 - 8.00pm Meeting with Mr Ian Begley, Group Director, Suntera Global to discuss the Authority's long term financial planning commencing April 2022.  
*Mr Begley briefed the Commissioners on the advice he had given to office staff in relation to preparation of the budget for YE 23 & for the development of a five-year financial plan to run to YE 2027. Mr Begley advised that in comparison to other local authorities the Garff Authority was 'ahead of the game' in terms of preparing a longer term financial plan. He outlined the detail in the draft budget & draft five-year plan that had been circulated to Members. Various matters were discussed including the inclusion and means of financing of modular skateboard equipment that it was anticipated would be installed during 2022 at the Glen Road Recreation Area. Discussion took place of how projects the Commissioners decide to carry out in forthcoming years may impact on the budgets and the rates were outlined and discussed. It was noted that refuse collection, waste disposal costs, and Civic Amenity Site costs would be made known during December 2021. JS asked about the government approved loans that were available. Mr Begley advised that there were no 'fixed-rate' loans available at the moment under this scheme, but advised that the government had negotiated 'low-interest' rates with the current designated provider (HSBC). There followed discussion of the level of reserve that it was advisable to hold. Mr Begley advised that a certain level of at least 25% of annual rate income needed to be retained to permit cash flow during the first quarter of the financial year before the rate monies for the year began to impact into the bank account in June/July. Mr Begley added that his advice would be that it would be more prudent to hold a reserve that was higher than 25% figure. He stated that future projects could be funded by a combination of low-interest government loan and through draw down from reserves.*

### 152/21 Planning Matters

#### Planning Applications

**a)** 21/01332/C Greenbank 33 Mines Road, Laxey, Additional use of summerhouse as self-catering tourist accommodation.

*The Commissioners expressed concern with these proposals. The view of Members was that the summerhouse could not be justified as 'self-catering' because of the lack of facilities within the structure. The proposed use of the toilet, kitchen, and shower facilities down below in the main dwelling was noted, but Members felt that access to these facilities could be problematic particularly the night-time. The Board acknowledge that such arrangements are a feature that may be acceptable under the TT/MGP 'Home Stay' scheme but feel that it would be inappropriate to formalise this arrangement beyond these times through the planning and DfE tourist accommodation schemes. The Commission resolved to object to this application.*

**b)** 21/012363/B Port E Vullen House, Port E Vullen, Maughold, Alterations and extensions to dwelling.  
*The Commissioners noted these proposals and did not consider that they would have any significant visual impact. The Commission wish to record no objection to the application.*

c)	21/013385/B The Shieling, Baldrine Road Baldrine, Erection of a detached garage with living space above and alterations to existing vehicular access with associated landscaping works. <i>The Commissioners noted the size and height of the proposed garage and considered the visual impact of the building in this rural location. It was acknowledged that the structure would cause some visual impact, but Members felt that this impact would not be detrimental to the rural location. The proposal to improve the visibility splays was noted. Members felt that the loss of Manx hedgerow was insignificant when considered against the potential for road safety improvements and visual improvements to the property entrance. The Commission resolved not to object to the proposals.</i>
<b>Approval Notices (DEFA Planning Committee) -ntr</b>	
a)	21/01125/B Replacement of existing window with a door, creation of new window, erection of a detached garage, summer house, and fencing. Riverside House, Lower Rencell Hill, Laxey - Permitted
b)	21/01126/B Erection of replacement rear extension 15 Lower Cronk Orry, Minorca Hill, Laxey – Permitted
c)	21/01211/C Additional use of dwelling as tourist accommodation Thie Spooyt, Dreemskerry - Permitted
d)	21/01206/B Replacement of existing conservatory roof with tiles Oakfield, Old Laxey Hill, Laxey - Permitted
e)	21/01180/B Installation of replacement roof tiles Briar Cottage, Thie Ny Garee, Baldhoon Road, Laxey - Permitted
<b>Refusal Notices (DEFA Planning Committee) The following refusal was noted.</b>	
<b>Appeal Notices (DEFA Planning Committee) - ntr</b>	
<b>Planning Enforcement (DEFA Planning and Building Control) - ntr</b>	
<b>153/21</b>	<b>Approval of Minutes</b>
a)	Approval of minutes of meeting of 17 <sup>th</sup> November 2021. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed SR. Seconded AC. Resolved.</i>
<b>154/21</b>	<b>Matters Arising &amp; Other Business</b>
a)	To consider the Area Plan for the North and West which requests comment on the sites identified during the Preliminary Publicity Stage (submissions by December 10 <sup>th</sup> 2021). <i>The Cabinet Office had issued a document containing three new sites and including an existing site at which the curtilage for development had been extended. These sites were commented upon as follows:</i> <ol style="list-style-type: none"> <li>1. GO004a &amp; GO004b - Ramsey Hairpin Woodland Park <i>It was agreed that the proposals to designate this land as 'Open Space/Woodland Park' were acceptable subject to conditions to safeguard this sensitive land from built development or other inappropriate uses.</i></li> <li>2. GR022 - Addition to existing site GR022 Former Glen Mona Car Park <i>It was agreed that this proposal was acceptable subject to a request that any development was for affordable housing.</i></li> <li>3. GR026 - Field 624332 and land at Dhoon <i>It was agreed that this proposal constituted 'spradic' development that would be inappropriate in this sensitive landscape. The Commission resolved to oppose this request.</i></li> <li>4. GR028 - Croit-e-Ben, Ballaglass Glen <i>It was noted that the address given did not correspond to the land that had been marked on the map. The clerks were asked to obtain clarity on this matter prior to any comment being submitted.</i></li> </ol>
b)	To consider outcomes from the meeting to discuss bathing water quality and the implications of the choice of Sewage Treatment Option. <i>SC began the discussion and stated that the Board should form a policy to oppose the emission of any sewage or effluent into Laxey Bay. It was noted that MU had initially said they would release a</i>

	<p><i>report on the options in October 2021, but now had advised that these details would be released early in the New Year. SC questioned the candour of Manx Utilities in regard to their statements on the issue. He alleged that MU had already purchased land in the vicinity of Garwick Glen. He was concerned that this would mean they had already made their minds up not to pump away. It was noted that Mr Andrew Smith MHK was in the public gallery. The Board agreed to ask him if he was aware of a land sale. Mr Smith declined to comment. SC requested that the Commission asked the MHK's for Garff to become more closely involved, particularly in the light of the rumours currently circulating in the community regarding sale of land. JP suggested asking Rob Callister MHK in his position as Chairman of MU. SR asked whether SC had a personal or pecuniary interest in the matter due to any links and land ownership he had in Garwick and at the Cairns site. SC confirmed that he had land and property beside the latter site, but had no land in the vicinity of Garwick Glen; adding that if they put pumps on the Cairns site he would not object and consequently in his opinion he did not have an interest. MF stated that this was a personal matter yet to be determined.</i></p> <p><i>MC suggested writing to the Garff MHKs to formally express the Board's views. She noted that the two Garff MHKs had stood on this issue; adding that some Members of the Garff Board had also made statements in their manifestoes. PK stated that he felt the Board needed to form a uniform view and that "we should all stand together". JP questioned whether this was the right time to formulate a view as the information on the options was not yet in front of Members; adding that she could not make a decision until she had all the details to allow her to consider the matter fully and with an "open mind". SR agreed stating that Members must approach discussion of the sewage issue objectively. AC agreed with this but also stated that Members must take into account the views of the community. PK stated that he agreed with SC and supported the pump away option.</i></p> <p><i>JS referred to Kate Lord-Brennan's recent contribution to the sewage issue in Peel and asked if MU &amp; DEFA EH could be approached to clarify what option would deliver conditions to allow Laxey Beach to obtain Blue Flag status in the future. MC stated that the Board needed to work with the two agencies with a view to producing a plan of action to achieve Blue Flag status. SR commented that the question needed to be carefully considered.</i></p> <p><i>The following actions were agreed:</i></p> <ol style="list-style-type: none"> <li><i>1. Write to the MHKs to ask if they were able to confirm or reject the claim that MU had purchased land at Garwick Glen. This had been proposed by AC and seconded by JS. (SR abstained adding that he felt the Board should not be asking the MHKs to divulge what was likely to be commercially sensitive information).</i></li> <li><i>2. Invite the Executive Director and Chair (Rob Callister MHK) of MU along with the MHKs to the Commissioners' meeting on the 15<sup>th</sup> of December. JP proposed, seconded MC. Unanimous.</i></li> </ol>
<b>155/21</b>	<b>General correspondence – ntr</b>
<b>156/21</b>	<b>Committees &amp; Boards</b>
<b>a)</b>	<p>Municipal Association</p> <p>AC reported that she had attended the last meeting of the Association. She advised that she had spoken to Lee Morris the CEO of the Manx Wildlife Trust regarding ideas for reducing the organisations carbon footprint. She had forwarded these to the clerks for further consideration of the Authority's developing approach to climate changer.</p>
<b>b)</b>	Laxey & Lonan Sports and Community Facilities - ntr
<b>c)</b>	Northern Traffic Management Liaison Committee - ntr
<b>d)</b>	Northern Neighbourhood Policing Team Community Partnership meeting - ntr
<b>e)</b>	Eastern Civic Amenity Site Joint Committee - ntr
<b>f)</b>	Northern Civic Amenity Site - ntr
<b>g)</b>	Northern Swimming Pool Board - ntr
<b>h)</b>	Northern Sheltered Housing Committee - ntr
<b>i)</b>	Glen Road Recreation Area Sub-Committee - ntr
<b>j)</b>	Garff Sewerage Consultative Ground ntr
<b>157/21</b>	<b>Operational Reports</b>
<b>a)</b>	<b>35 New Road –</b>

	<i>MR reported that discussions had taken place with the contractor and the new surface for the MUGA had been scheduled to be installed in March 2022. This would ensure better temperature and weather conditions for the installation. He also advised Members that the internal audit was underway with the focus on the Authority's Business Continuity Plan, Policy communication, and an assessment of the Authority's insurance cover. Further communications were taking place with contractors who may be able to undertake enhanced recycling in the Sheading and a report would be given to the Commissioners in due course. It was agreed that an option to undertake further recycling would be included in the new refuse contract which was currently in the tender process. PB reported that a Flood Liaison Officer had been appointed by DoI. The post-holder would be based in Laxey. A formal announcement of the new position will be made early in 2022; it was agreed that the Liaison Officer should be invited to a meeting of the Commissioners at the earliest opportunity.</i>	
<b>b)</b>	<i>Cooil Roi – Report to be submitted by JM prior to the next mid-monthly meeting.</i>	
<b>158/21</b>	<b>Any Other Urgent Business</b> <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>	
<b>a)</b>	<i>JS referred to the amount of flood defence works that had been undertaken by DoI in recent times and proposed that a letter should be sent to the Minister thanking the Department for this work and the ongoing operations. This was agreed and the clerks were given instruction.</i>	
<b>b)</b>	<i>JP asked if the maintenance team could be thanked for the excellent display of Christmas lights in the Rose Gardens. This was agreed.</i>	
<b>c)</b>	<i>Date of January Meetings It was agreed that the Statutory January meeting should take place on the 12<sup>th</sup> of January 2022 and that a further meeting should take place on the 19<sup>th</sup> of January to set the budget for YE 23.</i>	
<b>159/21</b>	<b>Matters in Private</b>	
<b>a)</b>	<i>Report from SC, SR, &amp; PK following their meeting to consider the structural condition of the 35 New Road Building. SC and SR advised that they had met at 35 New Road as agreed and briefed the Board on the condition of the building. There followed discussion of various options for the provision of modern offices and a 'community hub' for Garff.</i>	
<b>b)</b>	<i>Correspondence from the owner of the End Café which had been received on the 30<sup>th</sup> of November was noted.</i>	
<b>c)</b>	<i>It was agreed that the proposed Christmas meal should be postponed due to the developing Covid-19 situation.</i>	
<b>d)</b>	<i>A matter in regard to staff pensions was resolved.</i>	
	Meeting closed at 9.56pm	
	Date of next meeting: Wednesday 15 <sup>th</sup> December 2021	