

GARFF PARISH DISTRICT COMMISSIONERS

Wednesday 12th January 2022, 7.00 pm

To be conducted virtually by Zoom

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, Mrs J. Mattin (JM) Housing Manager.

Apologies:

7.00pm	<i>The meeting opened at 7.05pm.</i> 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.	Predicted Timings Item ends:
	Report from JM regarding Cooil Roi matters: <i>please note this discussion may go into private session should circumstances necessitate.</i> <i>Due to technical difficulties with the meeting software JM was unable to join the meeting. JM forwarded a message referring Members to the Cooil Roi report that she had issued on the 7th January 2022. She referred Members to the references to the new Fire System and CCTV maintenance. The transition to the new operator had gone ahead with minimal disruption to the service. They were now working through a planned maintenance and upgrade schedule.</i>	7.15
1/22	Planning Matters	
	Planning Applications	
a)	21/01466/B - Site Adjacent To Drumain Farm, Drumain Farm, Ballaragh, Lonan, Amendment to planning approval Ref 16/01076/B including external appearance, finishing materials, roof profile & pitch <i>Members discussed this application. The Approved application 16/01076/B was considered alongside the new application and the differences were noted. Much concern was expressed regarding the size, scope, and height of the newly proposed dwellings. It was felt that this would result in the development having a very significant visual impact that would be highly detrimental to the character of the Ballaragh hamlet, and therefore be unacceptable. A recent approval in the area that would already impact on this character were noted: it was felt that the development as proposed in the new application would exacerbate this situation further. Members resolved to object to the application.</i>	
b)	21/01553/B Cushag, 10 Shore Road, Laxey, Rear/side single storey extension to create utility room, associated internal and external works. <i>Members considered these proposals. It was felt that the development would have minimal impact on neighbours or views experienced by the public, etc. There were no objections.</i>	
c)	Amended Plans: 21/01332/C - Greenbank, 33 Mines Road, Laxey, Additional use of summerhouse as self-catering tourist accommodation. <i>The alterations to the flue arrangement was noted. The clerks were instructed to advise the planners that the objections of the Commissioners in their initial submission remained.</i>	
d)	Amended Plans: 21/00799/B - Geay Varrey, Clay Head Road, Baldrine, Alterations, erection of double garage with living space above and erection of extension to lower ground floor. <i>These amended plans were considered. It was felt that the Commissioners initial concerns regarding the design had been addressed. There were no objections to the amended plans.</i>	
e)	Amended Plans - 21/00064/B – Glen House Residential Home New Road Laxey. Conversion of residential care home (class 3.2) to self-contained apartments & a dwelling (class 3.3 and 3.4) with associated parking. <i>Members noted the amendments. The parking arrangements in the application were noted and felt to be inadequate. It was agreed that the Commissioners should reiterate their objection to the proposals on this ground.</i>	
f)	21/01549/B - Cooil Ny Cronk Ballure Maughold. Alterations and erection of extensions to provide Car Port and additional living accommodation to dwelling.	

	<i>This application was studied in detail as it involved significant development of a traditional Manx cottage. It was felt, however, that these would not significantly compromise the integrity of the original dwelling and that there would be minimal impact on the adjacent holiday home properties as well as on views experienced by the public. The consensus was that no objections should be submitted to the proposals.</i>	
g)	21/01579/CON - Cliffside And End Cafe The Promenade Laxey. Demolition of dwelling, cafe, garage and outbuildings. <i>A range of concerns with how the works would be carried out to ensure public safety, and how the site would be left once the demolition had been completed, were discussed in detail. The effect on the adjacent business and its customers was also considered. The clerks were instructed to liaise with the contractor in these respects. The documents indicating the methods and controls that would be in place were noted. The consensus was that the works were necessary and should take place at the earliest opportunity. It was unanimously agreed to submit comment indicating no objections and recommending approval of the application.</i>	
h)	21/01580/B - Laurel Bank Rencell Hill Laxey. Erection of extension with associated external landing and staircase. <i>There were no objections to these proposals. It was noted that there were no objections from neighbours. The clerks were instructed to make a submission indicating that the Board had no objections to the proposals.</i>	
i)	To consider correspondence received in regard to PA 21/00764/B at Barony View, Glen Mona (<i>documents circulated 07.01.22</i>). <i>These comments were noted and the application was re-considered. The consensus being that the development was inappropriate for the location and would impact on the public when viewed from sections of the the Raad ny Foillan. The clerks were instructed to respond indicating that the comments of the applicant had been noted.</i>	
	Approval Notices (DEFA Planning Committee) – <i>The following approvals were noted. No further instruction.</i>	
j)	21/01228/CON - Cranford Breeze Hill Laxey. Registered building consent for demolition elements relating to PA21/01221/B.	
k)	21/01221/B - Cranford Breeze Hill Laxey. Alterations and erection of an extension to existing dwelling with additional tourist use.	
l)	21/01216/B - Croit Kilvine Rencell Laxey. Replacement of existing integral garage with 2 storey extension.	
m)	21/01203/B - Sheun Vollyr Baldhoon Road Laxey. Erection of a replacement extension to rear and side elevations.	
n)	21/01272/B - Bwaane Mwyllin Rhenab Road Glen Mona. Alterations and erection of a single storey extension to rear elevation and 2 storey extension to side elevation.	
o)	21/01445/B - Cronk-E-Chule Wheel Hill Laxey. Removal of existing windows and door and installation and bi fold doors to rear elevation.	7.35
	Refusal Notices (DEFA Planning Committee) - ntr	
	Appeal Notices (DEFA Planning Committee) - ntr	
	Planning Enforcement (DEFA Planning and Building Control) - ntr	
2/22	Approval of Minutes	
a)	Approval of minutes of meeting of 15 th December 2021. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed SR, seconded, AC. Resolved.</i>	7.40
3/22	Matters Arising & Other Business	
a)	To consider budget estimates for YE 23 and for the Authority's 5-year Financial Plan. <i>MR advised that costs for the two CA Sites were now known as was the cost of the MU streetlight maintenance contract. Further discussion was reserved at this stage. The budget setting meeting scheduled for 7.00pm on Wednesday 19th January at Laxey Football Club was noted. It was agreed that masks should be worn and that all Members should undertake a LFT just prior to the meeting. JP asked if the Commissioners would consider purchase of a portable air purifier.</i>	8.00

	<i>The clerks were instructed to investigate the cost of this and the viability of obtaining one before the meeting.</i>	
4/22	General correspondence	
5/22	Committees & Boards	
a)	Municipal Association - ntr	
b)	Laxey & Lonan Sports and Community Facilities - ntr	
c)	Northern Neighbourhood Policing Team Community Partnership meeting - ntr	
d)	Eastern Civic Amenity Site Joint Committee - ntr	
e)	Northern Civic Amenity Site - ntr	
f)	Northern Swimming Pool Board - ntr	
g)	Northern Sheltered Housing Committee	
h)	Glen Road Recreation Area Sub-Committee - ntr	
i)	Garff Sewerage Consultative Group <i>SC asked if MC could attend the meetings of this group. MC advised that she was able to attend if these meetings were held after 3.00pm. It was agreed that the clerks should approach MU and ask if the meetings could be arranged for after 3.00pm to enable MC to attend.</i>	
6/22	Operational Reports	
a)	35 New Road - ntr	
b)	Cooil Roi – <i>Dealt with above at the beginning of the meeting.</i>	
7/22	Any Other Urgent Business <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>	
8/22	Matters in Private	8.30
a)	Refuse Contract Tender Process Update. <i>The tenders submitted were discussed. It was agreed that further discussion should take place at the meeting on 19th January 2022.</i>	
b)	To discuss a third party proposal to site Beach Huts for short term rental to the public on open space on the Northern Promenade Green. <i>A decision was made on this matter. The clerks were instructed to advise the organisation.</i>	
c)	To discuss a third party proposal to site 'Dining Lounges' for short term rental to the public on public open space beside the former End Café building. <i>A decision was made on this matter. The clerks were instructed to advise the organisation.</i>	
d)	Correspondence received with proposal from a new business to use Laxey Campsite for various camping options including a Shepherd's hut and converted army vehicle. Full details circulated via email 7 th Jan 2022. This proposal was discussed. A decision would be issued in due course.	
e)	Commissioners Office future options – Update and proposal to advertise for tender to engage architect and quantity surveyor. The options for the provision of future offices and allied facilities were discussed. SR proposed issuing a tender for the engagement of an architect and QS to investigate the various options for the current building and at other locations in Laxey. This was agreed. Clerks to arrange.	
	Date of next meeting: Meeting to discuss YE 23 Budgets on January 19 th 2022	