

GARFF PARISH DISTRICT COMMISSIONERS

Wednesday 19th January 2022, 7.00 pm

Venue: Laxey Football Club

Minutes of the Meeting

Present: Ms M. Christian (MC), 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)

Apologies: Mr S. Clague (SC).

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.
This was noted by Members.

9/22 Planning Matters

Planning Applications

a) Item deferred from meeting 12th Jan 2022.
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
The Commissioners considered this application carefully. The consensus being that the scale and scope of the proposed dwellings would cause an unacceptable visual intrusion in this sensitive rural location: the impact caused by the height of the structures was a particular concern to Members as was the design which they believed would further exacerbate the intrusion and the detrimental effect on the character of the area. They agreed that the proposals would cause an even greater visual impact than the dwellings approved against PA16/01076/B. SC had submitted comment on the application when advising that he was unable to attend the meeting. The Commission unanimously agreed to object to the proposals.

b) 21/01113/A Field 614795 Ballamenagh Road Baldrine, Approval in principle for the erection of a new dwelling addressing siting, design, and means of access.
Further correspondence in regard to this application had been received and had been circulated. Members had submitted responses to the correspondence to the office expressing sympathy for the applicant's situation, but the consensus was that zoning and planning policy presumed against development on the land. There followed further discussion at the meeting involving discussion of zoning and planning policy and the setting of precedents in this respect. It was noted that the decision would be made by the Planning Committee but that the consensus was that the Board were unable to recommend the relaxation of zoning and planning policy at this stage.

10/22 Matters Arising & Other Business

a) **Budget Estimates** – Financial year 1st April 2022 to year end 31st March 2023
A draft budget with a rise of 4.7% had been circulated and was presented at the meeting. Aspects such as fees for an architect/QS investigation into options for offices, etc at 35 New Road had been included as had contingency monies for loan repayments for larger scale projects that were being discussed such as the Skateboard Park on Glen Road, play equipment refurbishments, and additional facilities on the promenade such as a shower/lockers, etc. Monies had also been included should the Commissioners decide to make a contribution to the mobile library and for a modest salary rise for staff which would be in line with that agreed by the Public Services Commission. Members requested further information on the breakdowns in regard to staffing, use of contractors, street-sweeping, etc. The clerks reported that more street-sweeping was being undertaken and additional maintenance of public areas was being undertaken by one of the contractors in new areas across the Sheading. Increased costs were noted for refuse collection services, waste disposal at the EfW plant, CA site operations at Ramsey and Middle River, and for the Swimming Pool in Ramsey. There followed discussion of further projects that could be implemented in YE 23. AC stated that there were a range of new initiatives that Members had suggested that she would like to see being implemented. The recent inflation rise to around 6% and the forecasts that this level would be maintained for the next

	<p><i>8/12 months was discussed in detail. It was agreed that this made the financial situation more uncertain than in recent years, a particular concern was rising fuel and heating costs which would impact on all contractors and suppliers. The need for a rate rise above 4.7% was discussed. The consensus being that this would be a prudent action particularly considering the forecasts for inflation. PK suggested a rise above 4.7% in these circumstances. Rate rises of 5% and 6% were discussed. TK proposed 5%. This was not seconded. JP proposed a rise of 6%. This was seconded by PK. A vote took place and a rate rise of 6% was unanimously agreed.</i></p> <p><i>There followed discussion of additional streetlight provision. The clerks advised that any major projects would have to be thoroughly planned, costed, and budgeted for in the long term: these were likely to have to be financed through the government loan arrangements. SR proposed that the project suggestions that had been brought forward in recent months should be gathered and prioritised at a forthcoming meeting. This was supported by JS and agreed. It was also agreed to investigate the possibility of government and other grants. Members agreed to re-submit proposals and suggest new ones to the office. This was agreed. MF thanked the organisations staff at Cooil Roi, 35 New Road, and at the Camp-Site for their hard work during the year.</i></p> <p><i>A discussion of the range of projects that might be implemented over the next five years took place. JP stated that needs assessments needed to come forward for all projects to ensure that priorities were identified correctly and that money was spent most efficiently. MR briefed Members on the requirements that needed to be met when undertaking projects. These included, deciding on the projects, planning and investigating costs, Board approval, planning permission, the tender process, the Government's petition process, and implementation/construction.</i></p>	
b)	<p><i>SR asked if the tender process to engage an architect to investigate options for development of new offices at 35 New Road or other sites could be initiated asap. This was agreed. SR to meet with the clerks to initiate and report back to the Board. There followed discussion of facilities that could also be incorporated such as apartments/sheltered housing, community hub, etc.</i></p>	
11/22	Any Other Urgent Business <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>	
12/22	Matters in Private	
a)	<p>Refuse Contract – Update and decision.</p> <p><i>Two tenders had been submitted for the Local Authority's refuse collection service until 31st March 2025. These had been considered at two meetings. It was resolved that the contract should be awarded to Kinrade Bros. Haulage Ltd.</i></p>	
b)	<p>Tynwald Commissioner for Administration – Correspondence and report dated 8th Jan 2022. Circulated by email on 13th Jan 22.</p> <p><i>A draft report on a complaint against the Local Authority was noted. The Commissioners agreed to issue full comment once the final amended report had been issued.</i></p>	
	<p>Meeting closed at 9.01pm Date of next meeting: 2nd February 2022</p>	