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| GARFF PARISH DISTRICT COMMISSIONERSWednesday 6th July 2022, 7.00 pm**Commissioners’ Offices, 35 New Road, Laxey** |
| Minutes of the Meeting |
| **Present:** Mr S. Ryzak (SR) Chair, Mrs M. Fargher (MF) Vice Chair, Ms M. Christian (MC),  Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mr S. Clague (SC), Julie Pinson (JP).**Officers:** Mr P. Burgess (PB), Clerk, Mr M.Royle (MR), Deputy Clerk/RFO, **Apologies:** Ms A. Creer (AC), Mr J. Smith (JS), Mrs J. Mattin (JM) Housing Manager |
| **7.00pm** | **Public Meeting**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.* |  |
|  **89/22** | **Planning Matters** |  |
|  | **Planning Applications** |  |
|  | 21/01385/B Amended Plans: The Shieling Baldrine Road Baldrine, Erection of a detached garage with living space above and alterations to existing vehicular access with associated landscaping works.*These amendments which re-sited the proposed garage closer to the main dwelling were noted. The consensus was that there would be less visual intrusion into the countryside: this was an improvement on the previous proposal. There were no objections to the application.* |  |
|  | 22/00708/B 2 Shore Rd, Laxey, Replace existing wooden front door with upper glazed hardwood door.*It was noted that the proposed replacement was like for like in terms of material and was of a very similar configuration. The consensus was that the proposed door would be a visual improvement. There were no objections to this application.*  |  |
| 1.
 | 22/00618/A Thie Dhorlish Rhenab Road Cornaa Maughold, Approval in principle to build a replacement three bedroom two storey house with a separate garage and workshop.*It was noted that the current cottage was in the traditional Manx vernacular design and that it was in a highly sensitive location just opposite Ballaglass Glen in Cornaa. The consensus was that the property was likely to be in a dilapidated condition and Members felt that it would be difficult to refurbish the current structure in a way that would meet the needs of modern living. There followed discussion of the size, scope, and design of a replacement that would be acceptable and not be detrimental to the character of the area. It was noted that this would be a matter to be resolved through a subsequent REM application. There was no objection to the request in this application for Approval in Principle.*  |  |
|  | 22/00752/B Copper Top 1 Booilushag Ballajora Maughold, Erection of patio, walling with adjoining clock towers and associated landscaping works (Retrospective)*Members expressed disappointment that the applicant had not submitted an application prior to undertaking these works. The style, size, and impact of the structures were considered. The consensus was that the Commissioners should submit an Objection to the development.*  |  |
|  | **Approval Notices (DEFA Planning Committee)**  |   |
|  | 22/00358/B First floor extension to right side of house to replace the existing first floor conservatory and repositioning of conservatory to ground floor level at the right side of the house, Fingals Cave 3 Sunnyside Terrace Minorca Hill Laxey.*This approval was noted. No further instruction.* |  |
|  | 22/00025/B Erection of proposed replacement dwelling, together with extension to existing residential curtilage. Ballasaig Cottage School House Road Dreemskerry.*The size, scope and design of the proposed dwelling were discussed in detail. It was felt that the proposed structure was too large and would be an unacceptable intrusion into the rural landscape. It was noted that the development was contrary to several key Planning Policies in the Isle of Man Strategic Plan, including HP12, 13, & 14, EP 2, & Planning Circular 3/91. The consensus was that these Policies should not be set aside due to the numerous contradictions with the range of Policy. A vote was taken. The clerks were instructed to submit a Planning Appeal Request to the Planning Authority.* |  |
|  | 22/00467/D Installation of replacement illuminated signage, Shore Hotel Old Laxey Hill Laxey.*This approval was noted. No further instruction.* |  |
|  | **Refusal Notices (DEFA Planning Committee) - ntr** |  |
|  | **Appeal Notices (DEFA Planning Committee) - ntr** |  |
|  | **Planning Enforcement (DEFA Planning and Building Control) - ntr** |  |
|  | **Withdrawal Notices (DEFA Planning And Building Control) - ntr** |  |
|  **90/22** | **Approval of Minutes** |  |
| **a)** | Approval of minutes of meeting of 15th June 2022.*MF advised that the decision made on item 77/22.e regarding contractual matters at NCAS had not been recorded in the draft minutes.* *Proposed SC, Seconded MF. Subject to the above amendment being included.* |   |
|  **75/22** | **Matters Arising & Other Business** |  |
|  | To discuss David Ashford’s motion to Tynwald calling for Local Authority restructuring.The Commissioners were joined by Mrs Daphne Caine MHK, Mrs Kerry Sharpe MLC, and Mr Andrew Smith MHK for discussion of this matter. *The amalgamation of Laxey, Lonan, and Maughold was discussed and it was suggested that if the smaller local authorities combined then they could deliver more services. The transfer of hedge cutting and gully cleaning on minor roads to local authorities was noted. It was also observed that Garff used the same refuse contractor as Braddan and Marown so, in this sense, services and resources were also being shared informally. Mrs Caine stated that she felt Mr Ashford’s question was designed to determine the views of Tynwald Members on the subject of local authority structuring. The range of services which central government should deliver was discussed. Mrs Caine stated that one of the questions for central government was should they be running leisure facilities such as Villa/Gaiety, etc. SR stated that if more services were transferred then central government must transfer them effectively rather than just push them on to local authorities. The possibility of rates reform coming onto central government’s agenda was also discussed. There followed discussion of the issue of dilapidated buildings. Several properties in Garff which were dilapidated and whose owners were being pursued by the Commissioners were discussed. Mrs Sharpe advised that she sat on the ‘Housing and Communities Board’ and one matter it was considering was the implementation of changes that would put pressure on owners of dilapidated buildings to refurbish them and make them habitable and presentable. Mr Smith felt that Garff could be used as an example of how local authorities could be amalgamated and he would refer to this in the forthcoming Tynwald debate.* *There followed discussion of how projects are planned and undertaken. A wide range of views were expressed. TK stated that the Commissioners were elected to make decisions not to ‘farm decisions out’ to external consultants. JP felt that central government should have an officer who could be used to advise local authorities when undertaking projects. MR advised that larger projects went to ‘petition’ which provided a further independent level of scrutiny that did not involve the costs presented by engaging consultants, etc. It was noted that the skateboard park project had been delayed by the flood defence works due to take place until Spring 2023. The skatepark could be constructed once these works had been completed.* |  |
|  | To discuss drawings from Dandara for development of the former ‘Princes Motors’ site as a sheltered housing and Commissioners’ office facility. *Latest plans were laid before the Board which included Commissioners Officers and Maintenance facilities. A discussion took place and it was resolved the plans would be circulated to Commissioners for comment.* |  |
|  | MR/PB to report on discussions with Treasury and Braddan Commissioners in regard to domestic rates debt recovery. Correspondence from Minister Allinson previously circulated.*The Clerk reported that Braddan collect their own rates, however it would cost more than double the current Treasury charge if Garff we to collect rates in house. A discussion took place and it was resolved Garff Commissioners would write to rates debtors and request settlement. MR advised that a senior Treasury Officer would be attending the Clerks forum on 18th July to discuss rates collection and if required they had agreed to meet separately after this.* |  |
|  | To discuss the response from the Environment and Infrastructure Policy Review Committee received & circulated 28.06.22. This in regard to the proposals and costings provided by Manx Utilities in regard to sewage treatment facilities in Laxey & Lonan.*A response from the E&IPRC had been circulated. This requested that the Commissioners identify which policies they wished the Committee to evaluate. PB advised that he had written to Mrs Caine asking if the Public Accounts Committee would be a more appropriate body to contact in order to have Manx Utilities proposals and costings. Mrs Caine stated that one area of policy that the E&IPRC could be directed towards was bathing water quality. Mrs Caine also suggested that the Commissioners ask the Committee to scrutinise the Regional Treatment Strategy and the bathing beach designation policy. She advised that the Commissioners wait until after the Tynwald debate and the meetings on Wednesday 13th July on bathing water quality. There followed discussion of various technical aspects of Manx Utilities combined IRBC proposal and the pump to Meary Veg option. MC expressed frustration that MU had not indicated the site at which they intended to site the combined IRBC plant. Mr Smith advised that he had presented the financial figures provided by Best 4 Laxey’s accountant to Treasury. He also advised that MU had ‘refuted’ each point that had been made. Mrs Caine stated that she would consider requesting an amendment when MU’s proposal came to Tynwald that the whole project be referred to the E&IPRC and the decision be delayed for a six month period whilst they scrutinised the project. Mrs Sharpe suggested that an independent consultant be engaged to scrutinise MU’s proposals. JP raised a question in regard to the capacity of the sewage system in Onchan which Mr Collister had indicated would not be able to cope with additional load. Further discussion took place of technical details of the proposal. Several Members expressed frustration with what they perceived to be selective and misleading information being provided by Manx Utilities.*  |  |
|  | To discuss the proposal by MC for a a beach wildlife/ rockpool morning during the summer holidays for children based from the Promenade Public Shelter to be hosted by the Manx Wildlife Trust. Dates offered by MWT Friday 5th August LW 1116 so morning slot. Thursday 11th August LW 1604 afternoon slot.*The consensus was that this was an excellent proposal that would attract families down to the Promenade/Beach. It was agreed that the event could be based at the Public Shelter and that it would take place on Friday 5th August 2022. Arrangements to be confirmed with MWT.* ***MC*** *asked if it would be possible to run a Bat/Bird box building event in the Rose Gardens shelter around Hop-tu-naa. MC to provide more detail nearer the time.*  |  |
|  | To discuss a proposed event on Sunday 24th in the Glen Gardens to attract families into Laxey for children’s activities. DEFA would also like to officially open the new play area on this day. *MR reported the Clerks had meet with DEFA officers and the Laxey Pavilion Tenant regarding the opening of the new Children’s play area. A discussion took place and it was agreed the Commissioners would support the opening financially with the provision of a children’s entertainer and a brass band. The tenant of the Pavilion will provide bouncy castles and a face painter.* |  |
|  | Request from MC to discuss the proposal to upgrade the harbour toilets, particularly disabled/hoist facilities. *MR reported that a builder and architect had looked at the toilets with a view to improving access. MR reminded member the building was owned by the Department of Infrastructure and they had previously been approached with a view to refurbishing the facility but had declined, stating the facility we OK as they are and would not be willing to contribute towards the cost of refurbishment, however they were happy for the Local Authority to carry out improvements.. A general discussion took place with regard to the provision of accessible facilities on the island. Then followed a discussion regarding how this could be funded and it was suggested this could be done jointly via the Commissioners, Department of Infrastructure and any available Grant schemes. The Clerks were requested to investigate available grants, produce a business plan with 3 part funding and enter into discussions with the Department.* |  |
|  | To discuss safety concerns with the pedestrian crossing at the junction of Mines Rd/A2/Captain’s Hill.***TK*** *advised there had been a lot of chatter on social media recently regarding safety concerns at this crossing, with reports of near misses.* ***TK*** *suggest a pelican crossing would be more appropriate at this location. MR reported that on a least two occasions officers had approached the Department to request a pelican crossing and the Department had declined as they did not wish to have any more pelican crossings in on the A2. MR continued stating times were changing and changes to the highway code in the UK were leading to more priority being given to pedestrians and cyclists. Clerks to approach the Department and request a review of the crossing provision at this location.* |  |
|  | Lieutenant Governor Visit – Thursday 21st July 2022. Clerks to Report.*MR**briefed members on the schedule for the day. Noted no further action.* |  |
|  | The Great Laxey Duck Race – Saturday 20th August 2022. Clerks to Report.*PB reported he had met with the organisers of the Event (L&LHT) and they had requested financial support from the Commissioners for the provision of Crowd barriers and portaloos. It was agree to fund up to £500.* |  |
|  **91/22** | **General correspondence -** ntr |  |
|  | Proposal for the installation of automatic vehicle barrier at Laxey School Car Park.Noted. No further instruction given. |  |
|  | Proposal for the Installation of 3m high fence to replace existing to playground at Laxey school.Noted. No further instruction given. |  |
|  **92/22** | **Committees & Boards –** *By Exception* |  |
|  | Municipal Association – Chris Thomas Attending as DoI minister, meeting 28th July 2022, 7pm, at Braddan Commissioners Office.*Report circulated by TK. Noted. A discussion took place with regard to dilapidated properties.* |  |
|  | Laxey & Lonan Sports and Community Facilities – MC reported she had attended the AGM last week and had reported a leak in the public toilets and concerns regarding trees on the bank surrounding the footpath. MR advised the trees had been surveyed in the last few years which had resulted a couple being removed and some limbing works. MR continued stating that even if the trees were surveyed there is no guarantee that they will not fall in the future. It was noted that all the trees in this location are registered. |  |
|  | Northern Neighbourhood Policing Team Community Partnership meeting - ntr |  |
|  | Eastern Civic Amenity Site Joint Committee – Sale agreement sign for the new site.*Report circulated by TK. Noted.* |  |
|  | Northern Civic Amenity Site – SR ntr |  |
|  | Northern Swimming Pool Board – JS ntr |  |
|  | Northern Sheltered Housing Committee – MF ntr |  |
|  | Glen Road Recreation Area Sub-Committee - ntr |  |
|  | Garff Sewerage Consultative Group – ntr |  |
|  **93/22** | **Operational Reports**  |  |
|  | **35 New Road – ntr** |  |
|  | **Cooil Roi – ntr** |  |
|  **94/22** | **Any Other Urgent Business** *(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).* |  |
|  **a)** | Deferred from meeting 18th May.JP - To discuss the correct protocol for transaction of Commissioners’ business through the Office.*A discussion took place and* ***JP*** *stated she was satisfied this matter had been dealt with previously and had no further comment to make.* |  |
| **b)** | Email from Parent at Laxey School requesting permission for a year 6 leavers BBQ on the Promenade Green. 3.30pm to 7.30pm on Friday 22nd July.*It was unanimously agreed that permission be given for this event.* |  |
|  **95/22** | **Matters in Private** |  |
|  | *A matter in regard to Section 65 of the Local Government Act was discussed.* |  |
|  | Prom Shelter – *Update from the Chairman correspondence received.* |  |
|  | Meeting Closed at 10:05pmDate of next Meeting 20th July 2022 |  |