

# GARFF PARISH DISTRICT COMMISSIONERS

Wednesday 15<sup>th</sup> June 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), Ms A. Creer (AC), Mr P. Kinnish (PK), Mr S. Clague (SC)  
**Officers:** Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Mrs J. Mattin (JM) Housing Manager  
**Apologies:** Julie Pinson (JP), Mr T. Kenyon (TK), Mr J. Smith (JS).

### 7.00 pm Private Session

#### a) To discuss future Sheltered Housing, Office, and Facility Provision.

*A discussion took place in regard to a business plan being prepared by JM in regard to the proposal to build Sheltered Housing with new office and maintenance facilities at the former Princes Motors Site. JM outlined that if it were to progress the plan would need to be presented to Government by July 29<sup>th</sup> 2022. JM also advised that she felt it prudent to submit the business plan prior to this date in case there were any matters that needed to be updated.*

*Three motions had been tabled that had been proposed by the Chair and seconded by SC. In the circumstances SR and SC proposed that a vote on the submission to the Government of the business plan being prepared by JM take place. It was noted that this would require a suspension of Standing Order 10.1 and adoption of the vires available under Standing Order 10.8. A motion was put as follows*

*Motion 1 was as follows:*

*"The Chair proposes that the seven day rule for submission of motions be suspended to enable motion 2 to be debated and voted upon. (Prop. SR, Sec, SC)*

*A vote took place and the motion carried unanimously. Consequently, Standing Order 10.1 was suspended.*

*Motion 2: was as follows:*

*"To pursue the option of incorporating new offices into the sheltered complex and submitting the proposal to Government before 1<sup>st</sup> August 2022. (Prop. SR, Sec, SC)*

*A vote took place and the motion carried unanimously. JM was instructed to liaise with the clerks, finalise the business plan, and submit to Government prior to 1<sup>st</sup> August 2022.*

*In the light of the above decision a discussion took place as to the future of 35 New Road. SR had submitted a third motion which proposed a postponement of investigations into the utility of 35 New Road if it were to be refurbished or re-built as offices, etc. It was noted that the options study would cost in the region of £20,000 if the investigations were to go ahead. SR suggested that it would be prudent to postpone this in the light of the proposal to investigate a combined facility at Princes Motors. A further motion was put in this regard:*

*Motion 3 was as follows:*

*"To postpone the proposed options study on 35 New Road."*

*A vote took place and the motion carried unanimously. Consequently, the options study will be put on hold until a decision has been made on the Princes Motors site.*

### 7.45pm Laxey Sailing Club Skiff Presentation

*Mr Kneen addressed the meeting and set out details of his group's proposals to build 'Skiffs' in a location in Laxey. The group had identified that the garage facility on the Promenade would be an ideal base to initiate such a community project. Mr Kneen outlined the benefits the project would bring, such as wide community involvement and a 'focal point' on the Promenade which would provide interest for visitors. The consensus was that the project would be good for Laxey. Mr Kneen advised that the group currently had three Skiff Kits. A discussion took place. SC stated that the Commissioners need to "put back into the community". SR proposed allowing the group to use the*

	<i>facility for a twelve month period from November 2022, with a review at the end of the period. This was seconded by AC and Resolved. MF proposed that before commencement of the project the group provide a copy of their constitution, H&amp;S policies, and insurances, etc.</i>	m e n d s :
<b>7.15pm</b>	<b>Public Meeting</b> <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.</i>	
<b>81/22</b>	<b>Planning Matters</b>	
	<b>Planning Applications</b> – <i>documents on the following applications including officers' recommendations had been circulated prior to the meeting for consideration by Members. The applications were discussed and decisions made as reported below.</i>	
<b>a)</b>	22/00580/B - Shore Hotel Old Laxey Hill Laxey. Alterations and erection of a two storey extension to existing public house to provide restaurant, hotel accommodation and staff manager accommodation with associated alterations to existing car park comprising amendments to PA 21/00336/B. <i>It was noted that a decision had already been issued by the Planning Committee on this application.</i>	
<b>b)</b>	22/00617/B - Highcroft Upper Cronk Orry / Ramsey Road Laxey. Erection of detached single storey summer house to replace existing shed at the rear. <i>There were no objections to these proposals.</i>	
<b>c)</b>	22/00661/C - North Baldrine House Baldoon Road Laxey. Additional use of summerhouse as tourist living accommodation. <i>There were no objections to these proposals.</i>	
<b>d)</b>	22/00584/B - Lynton The Crescent Baldrine. Alterations and replacement of existing car port with single storey extension. <i>There were no objections to these proposals.</i>	
<b>e)</b>	22/00636/B - Tavullia Booilushag Ballajora Maughold. Erection of rear single storey extension with roof lanterns and bi-folding door and replacement car port to side elevation. <i>There were no objections to these proposals.</i>	
<b>f)</b>	22/00669/A - Balla Bluff Pinfold Hill Laxey. Approval in principle for the erection of 2 residential dwellings. <i>There were no objections to these proposals.</i>	
<b>g)</b>	22/00690/B - Fields 622432, 622468, 622467, 622463, 624497, 622465, 622471, 622435, 624326 & 624325 Adjacent To Dhoon Loop Road Dhoon Ramsey. Installation of a mobile field stable / shelter (retrospective). <i>The clerks were asked to request further information on how the proposed shed will be moved.</i>	
<b>h)</b>	22/00692/B - 35 All Saints Park Lonan Laxey. Installation of new roof to sunroom extension involving the increase in roof pitch (retrospective). <i>There were no objections to these proposals.</i>	
	<b>Approval Notices (DEFA Planning Committee)</b> – <i>the following decisions were noted. No further instruction given.</i>	
<b>i)</b>	22/00249/B - Erection of a replacement dwelling. The Wonder House Dhoon Loop Road Dhoon Ramsey.	
<b>j)</b>	22/00069/B - Erection of a detached dwelling with integral garage. Land To The Rear Of 'Glenlea' Highfield Drive Baldrine.	
	<b>Refusal Notices (DEFA Planning Committee)</b> - ntr	
	<b>Appeal Notices (DEFA Planning Committee)</b>	
<b>k)</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.	
	<b>Planning Enforcement (DEFA Planning and Building Control)</b> - ntr	
	<b>Withdrawal Notices (DEFA Planning And Building Control)</b> - ntr	
<b>74/22</b>	<b>Approval of Minutes</b>	
<b>a)</b>	Approval of minutes of meeting of 18 <sup>th</sup> May 2022 (AGM). <i>These were agreed to be a correct record. Proposed, MF. Seconded, MC.</i>	

<b>75/22</b>	<b>Matters Arising &amp; Other Business</b>	
a)	Request for EV charging point in Maughold village car park. Recommend Commissioners reforward request to Manx Utilities. <i>It was agreed that a request for such a facility be submitted to MU. SR advised that an electrical powerpoint was being installed by MU in the coming weeks at a cost of approximately £2,300. This was to provide a power supply for events on the Village Green such as Parish Day, Christmas Carols Service, etc.</i>	
b)	Overnight parking of campervans of Laxey Promenade. <i>It was noted that this was becoming an increasing feature of the Promenade that was attracting complaints. The matter was discussed, the consensus being that the Commissioners should approach DoI and request a no overnight parking restriction from April to September. This was unanimously agreed.</i>  <i>There followed a discussion about the difficulties of parking in Laxey. MC asked about the parking and traffic survey that had been promised by DoI. It was agreed that the Commissioners should write to the DoI to request information on when this survey was going to take place.</i>	
<b>76/22</b>	<b>General correspondence - ntr</b>	
a)	Email dated 31 <sup>st</sup> May 2022 – Complaint regarding public shelter. <i>An email from a visitor to Laxey from Port St Mary had been circulated in redacted form. The correspondent stated that on a visit to the Promenade they had noted the Public Shelter and decided to eat their lunch in the building. They alleged that a Member of staff from the adjacent kiosk had made them feel very unwelcome in the Public Shelter and they had had to move on due to the behaviour. The clerks advised that they had forwarded the complaint to the tenant of the kiosk and advised that the tenant had rebutted the allegation. This was noted. It was also noted that the Commissioners were currently undertaking a review of how the Public Shelter would be developed as a community facility.</i>	
b)	Email from resident dated 2nd June, 2022. Crogga Ltd, licence to explore for Gas and Oil in Manx Territorial waters. Request the Commissioners arrange a public meeting meeting to allow Crogga to explain to residents of Garff what they plan to do. <i>A resident had written to the Commissioners requesting that the Commissioners request a meeting with Crogga to discuss their investigations and emerging proposals for gas extraction off Maughold Head. This was discussed. It was agreed that in the first instance Crogga should be approached and invited to a meeting with the Commissioners that would be in public session. The necessity for further actions such as a full Public Meeting in a larger venue would then be assessed.</i>	
c)	Fresh Flower pop up shop – Request for Laxey and Maughold. This request was noted and discussed. It was not felt that the shop would provide any significant competition for local businesses. It was agreed that the business should be allowed to operate on a three month trial basis in the vicinity of the Village Square. This to be subject to agreement from the landowner.	
<b>77/22</b>	<b>Committees &amp; Boards – By Exception</b>	
a)	Municipal Association <i>TK advised that DoI Minister, Chris Thomas was attending the meeting of the Association on the 23<sup>rd</sup> June. This was noted.</i>	
b)	Laxey & Lonan Sports and Community Facilities <i>MC reported that a meeting had taken place. The audited accounts had been approved. There followed discussion of how the Committee financed the operation of the Football Club. This was noted.</i>	
c)	Northern Neighbourhood Policing Team Community Partnership meeting - ntr	
d)	Eastern Civic Amenity Site Joint Committee <i>TK's report had been circulated. Garff would have a 5.4% stake in the new Middle Farm facility which was a reflection of the Authority's total rateable value. The costs of servicing the loan for the acquisition of the land for the facility and the capital costs of building the facility were noted and discussed. All Eastern Authorities had agreed to the terms and conditions and it was noted that the</i>	

	<i>loan repayments would constitute an increasingly significant investment over the 25 year period of the loan at the end of which the Authority would have a 5.4% stake in the land and capital of the facility.</i>
<b>e)</b>	Northern Civic Amenity Site – <b>SR</b> to report. Ramsey commissioners proposal to remove clause 5.2.3 from the site agreement. Board to take a vote on whether we are happy for them to do this. it means we would be liable for 6.24% of any redundancy costs. A document had been circulated via email 31.05.22. <i>This matter was discussed. The proposal made by Ramsey to remove Clause 5.2.3 from the NCAS agreement was unanimously rejected. SR to advise the NCAS Committee of this decision.</i>
<b>f)</b>	Northern Swimming Pool Board – ntr
<b>g)</b>	Northern Sheltered Housing Committee – <i>MF outlined several recent functions she had attended with the residents. She also advised that the rise in heating costs was being closely monitored at the various complexes. Appropriate action would be taken as necessary.</i>
<b>h)</b>	Glen Road Recreation Area Sub-Committee <i>MR advised that the new skateboard facility could only be installed once the major flood defence works were completed in the vicinity. The latest update from DoI being that these works would start in the wutumn and conclude in Spring 2023.</i>
<b>i)</b>	Garff Sewerage Consultative Group – Report from meeting 13 <sup>th</sup> June 2022 <i>It was noted that the June meeting had been cancelled by MU due to staff absences.</i>
<b>78/22</b>	<b>Operational Reports</b>
<b>a)</b>	<b>35 New Road –</b> Rates debtors – March 2019 to Mar 2022. <i>A rise in domestic rate debtors in YE 22 was noted. It was likely that this had been caused by the Governments decree that residents be treated leniently and collection of previous year's debtors be stopped during the Covid period. It was noted that the deficit had been partly addressed but that the amounts outstanding remained significant. It was agreed that a strong letter should be sent to the Treasury Minister. A local authority who undertook collection themselves was identified and the clerks instructed to meet with their deputy clerk and discuss bringing debt collection 'in-house' so that Garff had closer control over collection methods. Clerks to report back to the July meeting.</i> <i>MR advised on the following:</i> <ul style="list-style-type: none"> <li>• <i>Preparations for the Governor's Visit on 21<sup>st</sup> July were nearing finalisation. A draft schedule had been sent to Government House and would be confirmed in the next 7 days.</i></li> <li>• <i>A newsletter was being prepared, but progress had been slowed due to other commitments and areas of focus. It was hoped to be able to issue a document on Social Media and for collection in local businesses during July if staff resources were available.</i></li> <li>• <i>The telephone on Pinfold Hill would be prepared for painting by the maintenance team in early July. TK &amp; MC had volunteered to apply the paint. All necessary resources had been sourced.</i></li> <li>• <i>AC had initiated a 'Love Where You Live' Campaign which would be actioned during July/August.</i></li> </ul>
<b>b)</b>	<b>Cooil Roi</b> – Report circulated via email 15.06.22. Received and noted.
<b>79/22</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>	Deferred from meeting 18 <sup>th</sup> May. JP - To discuss the correct protocol for transaction of Commissioners' business through the Office. <i>This item was suspended and would be discussed when JP was present.</i>
<b>b)</b>	<i>PB reported that Tim Woakes from Manx Utilities had written to the Commissioners advising that he had arranged for a meeting to take place with Rob Moore of APEM Ltd (whom advised DEFA on the IOM bathing water strategy) to give a presentation to the Commissioners (and others tbc) on the topic of bathing water quality. The objective from MU's perspective being to give Members confidence that MU's proposed solution to sewage treatment for Laxey/Baldrine would provide safe bathing waters; and to answer any questions Members had on the subject. This meeting would take place qt 7.00pm on Wednesday 13<sup>th</sup> July 2022 at Laxey Football Club Function Room.</i>

<b>80/22</b>	<b>Matters in Private</b>	
<b>a)</b>	Prom Shelter – Chairman to report. <i>A discussion took place.</i>	
<b>b)</b>	Prom Shelter - Corrosponance received - advocate. <i>This correspondence was noted. A discussion took place.</i>	
<b>c)</b>	<i>A matter regarding a tenancy at 35 New Road was discussed.</i>	
	Meeting Closed at 10.20pm Date of next Meeting 6 <sup>th</sup> July 2022	