

GARFF PARISH DISTRICT COMMISSIONERS

Wednesday 18th May 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, Mr J. Smith (JS), Ms M. Christian (MC), Ms A. Creer (AC), Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mrs J. Pinson (JP), Mr S. Clague (SC)

Officers: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Mrs J. Mattin (JM) Housing Manager

Apologies:

7.00pm	Cooil Roi – Business case. <i>SR thanked JM for the submission of the latest Cooil Roi report to Members. The report was received. JM advised that she had submitted the Business Plan for new sheltered housing provision to the Department. This was noted.</i>	Predicted Timings Item ends:
7.15pm	Public Meeting <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. This was noted. No comments from Members or Officers.</i>	
73/22	Planning Matters	
	Planning Applications	
a)	Deferred from meeting 4 th May 2022. 22/00466/B - Installation of replacement windows to front and rear elevations. Many Tides 2 Minorca Cottages Minorca Hill Laxey. <i>Some Members expressed concern as they felt the proposed window configuration were not in keeping with the character of the Conservation Area; other Members felt that there would be minimal impact. There followed discussion of the impact of the new windows on the area. The consensus being that the Commissioners should not oppose this planning application.</i>	
b)	Deferred from meeting 4 th May 2022 22/00518/B - Erection of a detached dwelling with integral garage. Land Adjacent To Peacehaven Minorca Hill Laxey. <i>PK declared an interest and left the meeting for the duration of this discussion. Members considered the design of the dwelling; the consensus being that no objection should be submitted in this regard. The comments of Highways Division in regard to the inadequacy of visibility splays for on-site parking were noted as was the suggestion that designated 'on-highway' parking could be applied for; this was noted. It was agreed that further comment should be deferred to the consideration of Highways and the Planning Committee.</i>	
c)	22/00532/B - Field 624395 Ballavelt Farm Cornaa, Maughold Erection of agricultural building. <i>It was noted that this proposed dwelling was relatively secluded. The agricultural need report was also noted. It was resolved that the Board would not object to this Application.</i>	
d)	22/00565/B - Thie Ain Ballagawne Road Baldrine. Demolish rear conservatory and erection of replacement single storey extension. <i>The agricultural report included in the application was noted. It was felt that these proposals would have minimal visual impact. No Objection.</i>	
	Approval Notices (DEFA Planning Committee) <i>The following approval was noted. No further instruction.</i>	
e)	22/00286/B - Alterations, erection of extension and installation of a flue, Hunters Moon Baldhoon Road Laxey.	
	Refusal Notices (DEFA Planning Committee) <i>The following refusal was noted. No further instruction.</i>	
f)	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.	
	Appeal Notices (DEFA Planning Committee) - ntr	
	Planning Enforcement (DEFA Planning and Building Control) - ntr	
	Withdrawal Notices (DEFA Planning And Building Control)	

	<i>The following withdrawal notices were noted. No further instruction.</i>	
g)	21/01175/B - Cliffside And End Cafe The Promenade Laxey. Variation of condition 1 of approval for Demolition of existing dwellings, garage and outbuildings and erection of four dwellings (PA 17/00006/B) to extend permission for a further 4 years.	
h)	21/00992/B – Ashwood, Ballamenagh Road, Baldrine. Erection of four detached dwellings with garages and associated access road.	
74/22	Approval of Minutes	
a)	Approval of minutes of meeting of 4 th May 2022 (AGM). <i>These were agreed to be a correct record of the decisions made at the meeting and were approved. Proposed, MF, Seconded, MC.</i>	
75/22	Matters Arising & Other Business	
a)	<p>To discuss the meeting with Best for Laxey that took place on Monday 9th May, at 7pm. SC summarised the meeting and its outcomes. It was noted that the 'combined sewage treatment' option in which sewage would be pumped from both Laxey and Garwick to a single treatment plant in Lonan. It was also noted that negotiations between MU and the landowner were taking place and the actual location could not be identified at this stage. TK expressed frustration that MU had not informed the Commissioners or public about the location of the proposed works. SC advised that the accountant engaged by Best4Laxey had examined MU's figures and had identified several 'innaccuracies'. Best4Laxey had forwarded their analysis of costs to Treasury who were now considering the viability of MUs proposals. MF pointed out that it was DEFA who had to be satisfied by MU that the treated emissions back into Laxey Bay were</p> <p>TK stated that previously the former Board had been told by MU that they were analysing a 4/5 options and would bring forward fully costed reports on each which the Commissioners and community could consider. It was noted that in recent months this had changed and that MU were now taking one option (Combined treatment plant at a location in Lonan and discharge of treated effluent to the current outfall north of Laxey harbour) to Treasury prior to consulting with the Commissioners and public at the time of submitting a planning application.</p> <p>There followed discussion of the cost of pumping sewage to Meary Veg for treatment. It was noted that there was a large discrepancy between MU's figures and the figures presented by Best4Laxey's accountant. AC advised that, as a political member in Treasury, Andrew Smith MHK had gone through Best4Laxey's figures with representatives from MU. Mr Smith had advised that they were able to justify the validity of their figures.</p> <p>It had been agreed that letters would be sent to the following in due course.</p> <p>SC stated that the Commissioners should 'go public' to express their concerns and frustrations. PK & TK agreed.</p> <p>It was agreed to Write to the following organisations:</p> <ol style="list-style-type: none"> 1. MU requesting a copy of the EIA for the proposed combined option. 2. Contact Treasury to clarify the criteria by which they are assessing MU's preferred option. 3. Write to the Environmental & Infrastructure Committee <p>It was agreed that a press statement would also be issued and published on the Commissioners' social media, etc.</p> <p>MR requested that Members submitted comment for inclusion in these letters. This was noted.</p>	
b)	<p>To discuss the meeting with Rob Callister and MUA Officers that took place on Wednesday 11th May at 7pm.</p> <p>Mr Callister was thanked for attending the meeting and for briefing and discussing matters with the Commissioners. A frank and open debate had taken place at which the concerns of the Commissioners were expressed. The discussion of this meeting was combined with the discussion that took place at item 75/22.a above.</p>	
c)	<p>Feedback on the Planning Committee's unanimous decision to approve the Glen House Apartments Planning Application.</p> <p><i>This decision was noted. The clerks were instructed to submit a request for an appeal in writing.</i></p>	

d)	<p>WATER POLLUTION (BATHING WATER STANDARDS AND OBJECTIVES) SCHEME 2021 – Bathing Territorial water, 50m measurement from baseline.</p> <p><i>*Normally, the baseline from which the territorial sea is measured is the low-water line along the coast as marked on large-scale charts officially recognized by the coastal state. This is either the low-water mark closest to the shore, or alternatively it may be an unlimited distance from permanently exposed land, provided that some portion of elevations exposed at low tide but covered at high tide”.</i></p> <p><i>This matter was discussed. MR advised that an Environmental Health Officer had been contacted and had advised that 50m had been adopted as it was felt that swimmers did not go beyond such a distance. He also advised that Garff MHK, Mr Smith, had been contacted and he had committed to obtaining information to share with the Commissioners. This was noted.</i></p>	
e)	<p>To discuss arrangements Governors Visit to Laxey & Lonan.</p> <p><i>This would take place on Thursday 21st of July 2022.</i></p> <p><i>A range of possible venues were suggested and considered. Members were asked to forward any further suggestions to the office. Clerks to liaise with Government House & Captain Carter CP; then draft a schedule for the visit. It was noted that His Excellency would be invited to visit the Parish of Maughold during 2023. Mrs Christian CP to be advised.</i></p>	
76/22	General correspondence - ntr	
77/22	Committees & Boards – By Exception	
78/22	Operational Reports	
a)	<p>35 New Road –</p> <p>To discuss the fees proposal for the proposed 'options study' on the future of the 35 New Road building and site.</p> <p><i>This was discussed along with other options for new offices, sheltered housing accommodation, etc. The clerks were instructed to organise a meeting with the owners of the former 'Princes Motors' Site to discuss additional options. SR, SC, JM, PB, & MR to attend. Date TBC.</i></p>	
b)	Cooil Roi – JM had reported at the beginning of the meeting.	
79/22	<p>Any Other Urgent Business (to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</p> <p><i>SR had circulated documents in relation to a staffing matter at NCAS. He asked if any discussion be reserved until the next meeting to give Members sufficient time to consider the matters.</i></p>	
a)	<p>Date of June Meetings.</p> <p><i>It was agreed that due to TT the next meeting would take place on the 15th of June 2022.</i></p>	
b)	<p>To discuss the correct protocol for transaction of Commissioners' business through the Office.</p> <p><i>SR advised that no discussion would take place on this item as JP had asked for a discussion of the matter. The discussion would take place at a subsequent meeting when JP was in attendance.</i></p>	
80/22	Matters in Private	
a)	<p>Land adjacent to Old Laxey Hill – Further correspondence received.</p> <p><i>Correspondence was noted.</i></p>	
b)	<p>Email from a commercial tenant requesting a private meeting with Commissioners only.</p> <p><i>This correspondence was noted.</i></p>	
c)	<p>Prom Shelter – Correspondance received.</p> <p><i>Correspondence from the tenant of the Promenade kiosk was noted.</i></p>	
	Date of next Meeting 15 th June 2022	