

# GARFF PARISH DISTRICT COMMISSIONERS

Wednesday 3<sup>rd</sup> August 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 T. Kenyon (TK), Mr P. Kinnish (PK), Mr S. Clague (SC), Julie Pinson (JP), Mr. J. Smith (JS).

**Officers:** Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO.

**Apologies:** Mr S.C. Clague.

### 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.  
This was noted.*

### 104/22 Planning Matters

#### Planning Applications

*Item i* Discussion of the Decision of the Board to submit an Appeal Request in regard to the Approval Decision on PA 22/00025/B Ballasaig Cottage School House Road Dreemskerry, Erection of proposed replacement dwelling, together with extension to existing residential curtilage. SR advised that a meeting had taken place on site at which MC, the applicants, MC, and the Deputy-Clerk had attended. SR advised that he had taken no part in the discussion and would be withdrawing from this meeting as the item was discussed. MF & JS also declared an interest and also withdrew. PJ joined the meeting, and the Board became Quorate. Members elected TK to act as Chair (JP Proposed, AC, Seconded). MC advised that she had attended the site meeting and looked closely at the impact the proposals would have on the surrounding countryside. She felt that the proposal would fit into the hillside more than she had appreciated. From across the valley, it could be appreciated that the proposed dwelling would be within a cluster of houses. These matters were discussed in detail. AC asked about access. MR reported that Highways initial concerns had been addressed through amendments. HP 14 and its interpretation was discussed. It was noted that there were contradictions in the policy itself and that the second section suggested that designs that were innovative could be approved. This was noted. A verbal statement was taken from the applicant. A second statement was also made by a representative from the IOM Natural History & Antiquarian Society who had opposed the proposals. TK asked for a vote on withdrawing the appeal request. A vote was taken with four Members voting for the proposal to withdraw; there was one abstention. The clerks were instructed to advise Cabinet Office that the Board were withdrawing the appeal request.

*SR, MF, and JS re-joined the meeting.*

**a)** 22/00823/B - Creation of a skate park and erection of surrounding fence. Skateboard Park Glen Road Laxey.  
Garff Commissioners Application. This application was noted.

**b)** 22/00856/C - Additional use of residential property as tourist accommodation. La Petite Colline Snaefell Road Agneash.  
*It was felt that there would be no visual impact from the proposals. It was noted that Highways had no objections. The Board resolved to submit no objection.*

**c)** 22/00888/B - Variation of condition two of PA 14/01294/C to amend operating times from 08.30 -16.30 to 08.00 - 18.00. Hall Trinity Laxey Nursery Shore Road Laxey.  
*This variation was noted. The Board resolved to submit no objection.*

**d)** 22/00879/B - Erection of fencing to side front garden (Retrospective). Thornhill Highfield Drive Baldrine.  
*It was noted that amended plans were being submitted. It was agreed to put the application back on the agenda once these had been received.*

e)	22/00917/B - Erection of a detached building for garaging of a camper van, storage of gardening equipment and use as a log store. Archallagan Glen Mona Loop Road Glen Mona Ramsey. <i>JS and MF declared an interest in this application and withdrew from the room. The potential visual impact of this structure was noted, particularly the view from the Glen Mona Loop Road and from the adjacent MER. Members did not feel that these would be significant. There were no objections to the proposals.</i>	
f)	22/00934/B - Installation of balustrade around edge of roof over single storey side extension to create a roof terrace and installation of a first-floor doorway to access the terrace. 5 Reayrt Ny Glionney Close Laxey. <i>Members felt that these proposals were out of character with the area and felt that there could be 'overlooking' issues for the properties behind. Whether the owners of these properties were aware of the application was discussed as the yellow notice would have likely been placed at the front of the property. A vote was taken with four members voting for the proposal and four against, with the chairman's casting vote against. It was agreed to submit comments objecting to the proposals.</i>	
g)	22/00882/B - Extension to the side of the property and new conservatory roof. 42 Ard Reayrt Laxey. <i>The visual impact of these proposals was considered. These were considered to be of no significance. The Board resolved to submit no objection.</i>	
<b>Approval Notices (DEFA Planning Committee)</b>		
<i>The following planning matters (h – l) were noted &amp; discussed. No further instructions issued.</i>		
h)	22/00080/B Erection of an extension, 22 New Road Laxey	
i)	22/00466/B Installation of replacement windows and doors to front and rear elevations, Many Tides 2 Minorca Cottages Minorca Hill Laxey	
j)	22/00636/B Erection of rear single storey extension with roof lanterns and bi-folding door and replacement car port to side elevation, Tavullia Booilushag Ballajora	
k)	22/00165/B Erection of a detached building as a studio for florist business, Ballacreg Dreemskerry Hill Dreemskerry. <i>MF drew Members attention to the conditions on usage, etc that had been issued with this approval. These were noted.</i>	
l)	21/01449/B Alterations to dwelling, Fir Trees, Clay Head Road, Baldrine	
<b>Refusal Notices (DEFA Planning Committee) - ntr</b>		
<b>Appeal Notices (DEFA Planning Committee) - ntr</b>		
<b>Planning Enforcement (DEFA Planning and Building Control) - ntr</b>		
<b>Withdrawal Notices (DEFA Planning And Building Control) - ntr</b>		
<b>105/22</b>	<b>Approval of Minutes</b>	
a)	Approval of minutes of meeting of 20 <sup>th</sup> July 2022. <i>These were agreed to be a correct record of the decisions made. Proposed TK, seconded MC. Unanimously resolved.</i>	
<b>106/22</b>	<b>Matters Arising &amp; Other Business</b>	
a)	PK – Request to discuss the End Café Site <i>PK spoke to Members advising that he felt that this was a site that the Commissioners could make good use as. A range of possible uses were discussed including a motorhome park, picnic area, and car park, etc. The costs of making such a purchase was discussed, as were the costs of having the bank above stabilised which would likely be a condition of any application for change of use that might be brought forward. The consensus was that the cost to the ratepayer of purchase and stabilisation of this area was unacceptable at this time.</i>	
b)	Festival of Motoring – Saturday 17 <sup>th</sup> September 2022 6pm to 11pm. Organiser requests permission to park Vehicles in Valley Gardens. <i>This was noted. There were no objections. Clerks to advise the organiser.</i>	
c)	Publication of draft minutes – <b>MC</b> requests members revisit the decision at meeting 2 <sup>nd</sup> Feb 2022.	

	<i>SR stated that in his opinion a means to allow earlier release of minutes to the public needed to be considered. Several Members agreed. It was noted that the Board had voted to only release the minutes when they were approved at the following meeting: which entailed a two-week delay. SR proposed that draft minutes could be circulated at the earliest opportunity following the meeting to all Members. Each Member could then comment on the draft. If Members were in agreement these minutes could be released forthwith. SR proposed that the Clerks prepare and circulate the minutes on the day following the meeting, and that Members would respond with comments to the clerks by close of business on the following Monday: the minutes could then be released and fully approved at the next meeting. The consensus was that this was a good proposal JP objected because she felt that draft minutes should not be published. MR advised that the LGU had stated that this could be done if it were made clear that the draft minutes were subject to change. A discussion of the content of the minutes took place. SR referred to his proposal to issue the minutes in public by the Tuesday following each meeting. A vote was taken and this was agreed.</i>	
<b>d)</b>	<i>To discuss the Draft Area Plan for the North &amp; West. MF reminded Members that a submission needed to be submitted to Cabinet Office by 16<sup>th</sup> September 2022. In view of this she proposed a meeting to which the MHKs, Headteacher Dhoon School, Cabinet Office, the Minister, Captain of the Parish, and Commissioners be invited. This to take place first week in September at the school or Dhoon Hall. This was agreed. Clerks to arrange.</i>	
<b>e)</b>	<i>AC to initiate discussion of a 'Love Where You Live' Style campaign for Laxey. AC advised that a meeting had been arranged to discuss her ideas to encourage local residents to take care of areas in the Sheading. She and the deputy-clerk had had a meeting with Bill Dale from Beach Buddies and his organisation were keen to offer advice and become involved. A local resident had arranged a meeting for 10.00am on Sunday 14<sup>th</sup> August at Laxey Sailing Club to which all Members of the Public were invited to come along and discuss their ideas. AC stated that if everyone did a little bit then a lot would get done and a big difference be made. Some concerns were raised in regard to health and safety and insurance liabilities, etc. It was noted that Beach Buddies had vast experience and would be able to give advice on undertaking community activities. Current community inspired projects at Quarry Falls in Laxey and at the tram stations were also referenced and applauded. It was agreed to invite Mr Dale to a meeting with the Commissioners following the meeting on the 14<sup>th</sup>. AC and a resident were thanked for stepping forward to encourage community actions. AC also advised that during the meeting with Beach Buddies several further mini-bring bank options had been discussed. Mr Dale had stated that his organisation would come forward with a proposal for the Board in due course.</i>	
<b>f)</b>	<i>To discuss the future of the Pinfold Hill Telephone Box. PB advised Members that the owner of the land on which the telephone box currently stood had requested that it be removed within 30 days. He also advised that a competent person had offered to remove the facility at no charge and make the ground good. The cost of removal and reinstatement was discussed. It was anticipated that it would be more than several hundred pounds depending on how it was fixed into the concrete base. A discussion took place the outcome being that it was agreed to sell the box for a nominal fee. An agreement should also be drawn up to cover the transfer of the box to another person and to stipulate that the ground should be made good following removal.</i>	
<b>g)</b>	<i>MR to report on Audit Planning Meeting to discuss management points raised by the auditors. MR advised that the auditors were currently in the offices at 35 New Road and were attending at the Cooil Roi Office. Early indications were that all was in hand for a completion well before the 31<sup>st</sup> October deadline. This was noted.</i>	
<b>107/22</b>	<b>General correspondence - ntr</b>	
<b>a)</b>	<i>Email from Equality Advisor dated 11<sup>th</sup> July 2022, regarding accessibility to the Public Shelter &amp; Ice Cream shop in the shelter. SR read a statement on this matter advising that:</i>	

	<p><i>"The Commissioners have been investigating the provision of access to the Public Shelter for all people in recent months. Once these investigations are completed an options report will be brought to the Board. Full advice will be taken from Government's Accessibility advisors and from third-party advisors with expertise in this field."</i></p> <p><i>This was noted by Members.</i></p>	
<b>108/22</b>	<b>Committees &amp; Boards</b>	
a)	Municipal Association – <i>A report by TK following the last meeting of the Association had been circulated. This was noted. AC advised that she had questioned Mr Thomas MHK on how Government felt that the proposed increase to a population of 100,000 could be achieved without significant investment in infrastructure.</i>	
b)	Laxey & Lonan Sports and Community Facilities - ntr	
c)	Northern Neighbourhood Policing Team Community Partnership meeting - ntr	
d)	Eastern Civic Amenity Site Joint Committee – <i>A report from TK had been circulated and was noted. He advised that construction of the new site would be beginning on Monday 8<sup>th</sup> August 2022.</i>	
e)	Northern Civic Amenity Site – SR advised that there was a meeting scheduled for the 11 <sup>th</sup> August.	
f)	Northern Swimming Pool Board – <i>JS stated that he would circulate the latest reports to Members in due course. He added that the quality of reports from the Board was excellent.</i>	
g)	Northern Sheltered Housing Committee – <i>MF advised that the impact of rising fossil fuel prices were a critical concern. The Committee would be increasing the heating charges to cover this in September 22.</i>	
h)	Glen Road Recreation Area Sub-Committee – <i>It was not felt necessary to hold a meeting at this stage. MR was asked to circulate a written update in due course.</i>	
i)	Garff Sewerage Consultative Group – ntr	
<b>109/22</b>	<b>Operational Reports</b>	
a)	<p><b>35 New Road</b></p> <p><i>A deed signing over ownership and responsibility for the river walls in the vicinity of the tennis courts on Glen Road was considered. These walls will be managed by DoI as part of the new flood defence scheme. JP proposed that the document be signed. This was seconded by AC and it was duly signed by the Chair.</i></p>	
b)	<b>Cooil Roi</b> – ntr	
<b>110/22</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>	
a)	<i>MC reminded Members that the rock-pooling event organised with Manx Wildlife Trust would be taking place on Friday 5<sup>th</sup> August. This was noted.</i>	
b)	<i>JP asked a question in regard to communication with DoI in regard to upgrading the harbour toilets. MR advised that no time had been available for officers to pursue this matter.</i>	
<b>111/22</b>	<b>Matters in Private</b>	
	<p><b>Note: Local Government Act 1985, section 65; Disclosure of Information</b></p> <p><i>'Any member or former member of a local authority who, without the consent of the authority, divulges any information communicated to him in confidence as such member shall be guilty of an offence and liable on summary conviction to a fine not exceeding £1000.'</i></p> <p><i>SR referred Members to the above statement. This was noted by Members.</i></p>	
c)	Staff Matters - Clerk to brief members. <i>A discussion took place.</i>	
b)	Tenancy Matter – Update. <i>A discussion took place</i> <i>JP left the meeting at 9.23pm</i>	
a)	Prom Shelter – Update, progress. <i>A discussion took place.</i>	
	<p>Meeting Closed 10.10pm</p> <p>Date of next Meeting TBC 2022</p>	