

GARFF PARISH DISTRICT COMMISSIONERSWednesday 5th October 2022, 7.00 pm**Commissioners' Offices, 35 New Road, Laxey****Meeting Minutes**

Present: Mr S. Ryzak (SR) Chair, Mrs M. Fargher (MF) Vice Chair, Ms M. Christian (MC), Ms A. Creer (AC), Mr S. Clague (SC), Julie Pinson (JP), Mr. J. Smith (JS).

Officers: Mr P. Burgess (PB), Clerk

Apologies: Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mr M. Royle (MR), Deputy Clerk/RFO.

7.00pm **In private** – Land adjacent to Chris's Cottage.

7.15pm **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.

120/22 **Planning Matters**

Planning Applications

- a)** 22/01028/C - Change of use application for additional use of existing dwelling for self catering tourist accommodation. Land West Of Rosebank Quarry Road Laxey.
There were no objections to this application.
- b)** 22/01060/B - Erection of a detached 2 storey dwelling. Keayn Reayrt Croit E Quill Road Laxey.
Concerns were raised that the proposed development would have an overbearing impact on the neighbouring properties at Two Ways and Keayn Reayrt. It was the view of members that the development was too large for the site and would have a detriment impact on the amenity of the neighbouring properties. Member were unanimous the Commission should submit an Objection to the development.
- c)** 22/01077/C - Change of use application of a dwelling (class 3.3) to allow additional Tourist Use (class 3.6). Creggan Port E Vullen Maughold.
There were no objections to this application.
- d)** 22/01102/B - Creation of external Shower Bay Area. Land South West Of Shelter Building The Promenade Laxey.
***JP** declared an interest and withdrew for the duration of the discussion. The Clerk advised members that a meeting had taken place with highways regarding concerns about pedestrian access. Highways had requested that dropped curbs were included as part of the application and amended plans would be submitted in due course.*
- e)** 22/01088/B - Installation of cantilevered timber deck around the existing house, timber decks on retaining walls to the east of the existing house, fence and retaining wall adjacent to southern site boundary and creation of parking bays to the west of the existing house. Savannah Clay Head Road Baldrine.
Deferred to meeting 19.10.22 to allow members to familiarise themselves with the location.
- f)** 22/01098/B - Proposed alterations and erection of extension to side, south-east, elevation. 4 Phillips Terrace Minorca Hill Laxey.
There were no objections to this application.
- g)** 22/01119/B - Erection of a smoking shelter. Shore Hotel Old Laxey Hill Laxey.
***SC** declared an interest and withdrew for the duration of the discussion. Members expressed concern regarding the location of the shelter between the Shore Hotel and No 3 Glen Roy Cottages. Members felt it was inappropriate to have a smoking shelter facing the public highway. It was the consensus of Members that the Commission should submit an Objection to the development.*
- h)** 22/01180/B - Installation of a replacement front door. 1 Bay View Terrace Laxey.
There were no objections to this application.
- i)** 22/01182/B - Erection of a replacement dwelling and garage. Berwyn South Cape Laxey.
It was resolved to write to planning and request additional drawing showing the height of the property in relation to the main road and surrounding properties.

j)	22/01145/B - Erection of a detached double garage with living accommodation / home office above. Primrose Lodge Slieau Lewaigue Lewaigue Maughold. <i>Deferred until meeting 19th November.</i>
k)	22/01165/B - Installation of a flue. 12 All Saints Park Lonan Laxey. <i>There were no objections to this application.</i>
Approval Notices (DEFA Planning Committee)	
Approval Notices l) to s) – Noted.	
l)	21/01317/B - Conversion of disused outbuildings to ancillary living space. Skinscoe Farm Ramsey Road Laxey.
m)	22/00842/B - Removal of an existing chimney. 15 Baldrine Park Baldrine
n)	22/00338/B - Erection of single storey side and rear extensions and raised decking, installation of flue system and re-roofing of existing dwelling. Hunters Moon Baldhoon Road Laxey.
o)	22/00278/C - Additional use of residential property (class 3.3) as tourist living accommodation (class 3.6). 1 Amulree Glen Road Laxey.
p)	21/01271/B - Erection of detached garage. 1 Church Close Lonan Laxey
q)	22/00661/C - Erection of Summerhouse (Retrospective) and Additional use of summerhouse as tourist living accommodation. North Baldrine House Baldhoon Road Laxey.
r)	22/00692/B - Installation of new roof to sunroom extension involving the increase in roof pitch (retrospective). 35 All Saints Park Lonan Laxey.
s)	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.
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	
121/22	Approval of Minutes
a)	Approval of minutes of meeting of 7 th September 2022. <i>These were agreed to be a correct record of matters discussed and decisions made at the meeting. Proposed, MF, Seconded, JS. Resolved.</i>
122/22	Matters Arising & Other Business
a)	Draft Dog byelaws for consideration and amendment. Documents and report circulated via email 28.09.2022. <i>JP advised she had circulated a link this morning to Port Erin's General Byelaws and asked if Garff Commissioner's should consider introducing similar in conjunction with the Dog Byelaws. A discussion took place regarding General Byelaws. The Chairman suggested members could discuss general byelaws at a future meeting. A discussion took place regarding difficulty enforcing byelaws. It was resolved that General Byelaws would be placed on a future agenda for consideration. With reference to the Dog Byelaws, AC said she had concerns regarding the commencement date; 1st April 2023. The Clerk advised that this date had been set to allow time for consultation, approval by the Attorney General and approval by Tynwald. A discussion took place reference the increase in dog fouling during the winter months which was believed to be due to the dark evenings. JP asked if the existing dogs signs could be removed. The Clerk stated a neighbouring authorities byelaw officer had advised to leave the signs in place to remind people to be respectful of the area and pick up after their dog. A discussion took place and the consensus was that the signs should remain in place. It was Resolved to progress the draft Dog Byelaws and commence the consultation process. MF proposed that some of the more prominent Byelaw sign posts could be used to display consultation notices.</i>
b)	Warm Hub – Board to discuss. Report circulated 28.09.22. <i>The Clerk advised that initial discussions had taken place with JM regarding providing a warm hub in the Coil Roi Residents Lounge. The Clerk continued advising that Vicki Hewison had approached the Commissioners with a view to setting up a warm hub at the Working Mens' Institute, using monies left over from the Laxey Life Line group. The Institute was considered</i>

	<i>to be a better location as it is on the no.3 bus route. The Clerk advised that Vicki was looking for support from the Commissioners and didn't want to be duplicating resources. JM advised that the initiative to provide warm hubs had come before the Government had announced the Energy Support payments and the demand may not be so great now. It was Resolved the Commissioners would provide Vicki Hewison support where required.</i>
c)	Meeting with Crogga 19 th October 2022, at 7.00pm. <i>Noted.</i>
123/22	General correspondence - ntr
a)	Request to use the HBN green at the south end of Laxey Promenade for a private function. 25th June 2023, 1pm - 5pm. <i>A discussion took place and it was agreed that in principle the event could go ahead. Clerk to contact.</i>
124/22	Committees & Boards
a)	Municipal Association – TK, AC. <i>SC advise he had attended.</i>
b)	Laxey & Lonan Sports and Community Facilities – MC ntr
c)	Northern Neighbourhood Policing Team Community Partnership meeting - ntr
d)	Eastern Civic Amenity Site Joint Committee – TK ntr
e)	Northern Civic Amenity Site – SR ntr
f)	Northern Swimming Pool Board – <i>JS reported the Board was under pressure due to significantly increase fuel costs and the rate had been increased from 2.5 to 6p. The all-island pool review has been completed by an off-island inspector. The report was due to go to CoMin end of Sept. Northern Pool has been submitted as a potential 'warm space' with the possibility of (Treasury funded) free after-school sessions and a subsidised meal.</i>
g)	Northern Sheltered Housing Committee – MF advised that the New Communities and Housing Board had arranged 4 meetings towards the end of October, Clerk to circulate dates again. A general discussion took place with regard to public sector housing provision and voids.
h)	Glen Road Recreation Area Sub-Committee – JP enquired when the next meeting was scheduled. Clerk to advise in the coming weeks.
i)	Garff Sewerage Consultative Group – It was noted that the Clerk had written to the new Chairman of Manx Utilities to invite him to a commissioners meeting.
125/22	Operational Reports
a)	35 New Road – Report circulated 28.09.22. Clerk reported. Contents noted.
b)	Cooil Roi – Report circulated to member by email 20.09.22 JM report the DoI has now stabilised the collapsed river wall adjacent to Cooil Roi and installed a temporary access road. No further works would be undertaken over the winter. In the meantime design works are being undertaken for the new wall, which have to take account of the culverts and services. Following on from a number of smoke alarm activations in the attic space at Cooil Roi a bat survey was to be undertaken before further works could be done. Smoke detectors currently on the bat flight path have been changed to heat detectors to reduce the number of activations. It was Resolved to instruct a contractor to remove moss from the affected areas of the roof. Before works were undertaken JM was instructed to ensure all risk assessments and methods statements were in place and had been assessed by the Authorities retained Health and Safety Advisor. JM raised mental health training and requested funding for staff to attend. A discussion took place regarding costs, which were determined to be minimal. It was Resolved that JM would organise the appropriate training. JP asked for an update on the progress of the Sheltered Housing scheme at the Princes Motors site. A discussion took place and it was agreed to report back to 2 nd November meeting.
126/22	Any Other Urgent Business <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>
a)	AC – Reported that she had received feedback from members of the public regarding some areas in the village in particular the Valley Gardens. Also there had been comment that the Commissioners don't make themselves visible to the electorate, who don't always know who

	<p>they are. AC stated the Commissioners need to put a plan in place to carry out improvement works. The Clerk advised that now was the time to do this as part of the budget setting process. AC advised she'd seen Garff Commissioners maintenance staff clearing the footpath/pavement of vegetation between Queens Hotel and South Cape. It was noted that works had also been undertaken on the Ramsey Road footpath from Minorca Crossroads to the Village, both these areas are the responsibility of the Department of Infrastructure, however they do not have the resource to be able to undertake this work. Whilst it was acknowledged the maintenance staff did a fantastic job the Clerk was instructed to write to the Department regarding works carried out on the footpaths by Commissioners staff and seek clarity regarding liability. MC suggested looking at funding for projects to improve the Valley Gardens and take a more proactive role in the organisation and running of the Laxey Fair. A discussion took place regarding raising the profile of the Commissioners.</p>
b)	<p>JP expressed concern items put forward by Commissioners for the agenda, were being 'censored' by the Chairman. SR explained that due to time constraints sometimes items had to be deferred. JP said that clearly there was time at this meeting and asked the Chair how he prioritises what is discussed. MC stated that she had previously asked for items to go on the agenda but these had been deferred, however they were not urgent. SR stated that he did not feel the item needed to be discussed as the media policy had been approved by the board in the last 12 months. JP replied stating that she felt the policy needed to be discussed again. SR stated he should not be put under pressure by a member to put items on the agenda that he felt were not urgent and there would be insufficient time to discuss. JP referred to standing orders and enquired what authority the Chair had to decide which items went on the agenda. SR summarised stating that the agenda is set with time constraints in mind and apologised if he had made a mistake. SR stated he would ensure the Media Policy would be placed on the agenda for the monthly meeting. MF stated that standing orders mainly deal with conduct at meetings and when she was Chairman she had also reviewed agenda's to ensure items had not already been dealt with and there was enough time available at the meeting.</p>
127/22	Matters in Private
	<p>Note: Local Government Act 1985, section 65; Disclosure of Information '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.'</p>
a)	<p>Land at Chris's Cottage - Members considered an offer from the owners of Chris's Cottage to purchase adjacent land.</p>
b)	<p>To discuss the future of Laxey Post Office and its future financial viability. Confidential report with private contractual details issued to Members 28.09.22.</p>
	<p>Meeting Closed at 9.25pm Date of next Meeting 19th October 2022</p>