

GARFF PARISH DISTRICT COMMISSIONERSWednesday 7th December 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),
 Officers: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO,
 Apologies: J Mr S. Clague (SC), Mrs J. Pinson (JP), Mr. J. Smith (JS),
 From Manx Utilities for item 149/22 only: Mr Tim Johnston MHK (Chair of MU), Mr A. Dobbins (Chief Executive, MU, Mr T. Woakes,
 Members of the public.

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.

149/22

Meeting with MUA Chairman, Mr Tim Johnston.

Garff Regional Combined Sewerage treatment scheme.

Mr Johnston, the Chairman of Manx Utilities, introduced himself and two senior officers from Manx Utilities. He referred to the Commissioners request for information regarding the location of the proposed combined sewage treatment plant in Lonan. He advised that as negotiations had not concluded he was unable to provide the information requested at this stage. He stressed the sensitivities involved and the need to maintain the integrity of the negotiations and "safeguard" the landowner. SR suggested that this position was not helping the Authority as in the absence of information a vacuum had been created which had caused public speculation. The length of time the negotiations were taking was also a source of frustration for members. Mr Woakes acknowledged these aspects, but added that this was the only course of action MU could take and the process had gained momentum in July when Tynwald approved additional funding. A member stated that, in this circumstance, the general perception was that MU was not being open and that the candour of the Authority was being questioned by the public and Board members. The representatives from MU were questioned further a range of other associated matters. These matters included: a perception that the information being communicated in the bi-weekly announcements was limited; that the desire of the public and the Best4Laxey group for the 'pump to Meary Veg' option had not been effectively investigated; the potential for cost increases the rejection of the proposal to extend the outfall pipe; the number of storm spills that would take place; and bathing water quality. The Officers from MU briefly responded to these concern, adding that these matters and all the options had been considered and debated previously with the Commissioners. The representatives from MU stated that the option for combined treatment in Lonan was the will of Tynwald and the situation had now moved on.

Mr Woakes then passed round preliminary drawings for the pumping and other plant that would be installed at the Cairn site and at Garwick. MU had bought the whole Garwick estate, but only needed a small portion and would dispose of the rest of the Glen in due course. Mr Woakes advised that these preliminary drawings could be made public on MU's website.

MU committed to setting up a meeting with the UK based project consultant in the New Year. SR thanked the representatives for attending the meeting. They left the meeting at 7.32pm.

150/22**Planning Matters****Planning Applications**

a) 22/01218/B - Erection of an agricultural building. Ballacreggan Farm Slieau Lewaigue Lewaigue, Maughold.

It was noted that the proposed barn will be 36m x 13m x 5.8m high, and of an appropriate design for an agricultural barn. The location beside the existing cluster of buildings was noted. It was felt that this would minimise any visual intrusion. An agricultural report was noted. No Highway Interest/objection. No submissions from neighbours to date. There were no objections to the application and the Board resolved to recommend approval to the Planning Authority.

b)	22/01395/B - Demolition of existing dwelling and replacement with new dwelling. Dreem Aalin Port E Vullen, Maughold. <i>It was noted that the application site is on the A15 as it leaves Port e Vullen on the road to Maughold Village as it opens out into a fully rural location. The current dwelling is non-traditional being of a 1960s/70s single storey design. The proposed dwelling is two-storey and much larger, with the floor area increasing from 175 square metres to 485 square metres. There is likely to be a visual impact in this location which is close to the coastline. It was noted that several key planning policies would have to be set aside if this application were approved. A discussion of these matters followed. No Highway Interest. An objection to the proposals from a neighbour was noted. Members resolved to submit an objection to the application.</i>
c)	22/01400/B - Creation of a driveway and vehicular access. 5 Keyll Lhiarjee Laxey. Highways oppose. <i>The details of this application were discussed. It was agreed that the Board would defer to Highways judgement on this application.</i>
d)	22/01419/B - Proposed new driveway and vehicular access. Cairn Cottage Ramsey Road Laxey. <i>The details of this application were discussed. It was agreed that the Board would defer to Highways judgement on this application.</i>
e)	22/01436/B - Retrospective approval for amendments to previous approved dwelling and garage. Melview Ballaragh Road Laxey. <i>The details of the amendments were noted by members. These were felt to be minimal. No objection.</i>
f)	22/01415/B - Proposed garage with a private yoga studio above & renovation and conversion of an existing cottage and garage for solely tourist accommodation. Ballacosney House Baldhoon Road Laxey. <i>It was noted that this extension was of a different style to the existing dwelling. The consensus, however, was that, as the property was set back from the road, the proposed extension would not detract from the character of the area. No objection.</i>
g)	22/01421/B Cliff View Pinfold Hill Laxey, Replace existing single garage with double garage with sun lounge above/ <i>The consensus was that the extension would look inappropriate. It was felt that the proposals would be more acceptable if the design of the extension was in keeping with the current dwelling and the extension on the other gable. Clerks to advise the planning officer of these concerns. Vehicle access to the double garage were also discussed. It was agreed that this was a matter best assessed by Highways.</i>
h)	22/01451/B Pixie Cottage 2 Tent Road Laxey, Installation of replacement windows and front door and inserting 2 no. roof lights. <i>The consensus was that the 50/50 window configuration and the new door would improve the character of this property. No objection.</i>
i)	22/01479/B 5 Dumbells Terrace Laxey, Change of use of residential property to tourist accommodation. <i>There were no objections to this application.</i>
	Approval Notices (DEFA Planning Committee) <i>The following approvals were noted. No further instruction given.</i>
j)	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.
k)	22/01198/B - Installation of bi-fold door replacing existing rear door and window. 67 Ard Reayrt Laxey.
l)	22/00940/B - Installation of replacement windows to garage door, removal of extended chimney stack and widening of driveway access with associated works. 72 Ard Reayrt Laxey.
m)	22/01195/B - Replacement front porch. Ballaguine Glen Roy Laxey.
n)	22/01102/B - Creation of external Shower Bay Area. Land South West Of Shelter Building The Promenade Laxey.

o)	22/00736/B - Conversion of existing outbuildings into ancillary accommodation with additional tourist use. Ballaragh Old Farmhouse Ballaragh Laxey.
p)	22/01319/B - Installation of replacement three windows and door to rear elevation. 4 Bay View Terrace Laxey.
	Refusal Notices (DEFA Planning Committee) - ntr
	Appeal Notices (DEFA Planning Committee) - ntr
q)	21/01113/A - Approval in principle for the erection of a new dwelling addressing siting, design, and means of access. Field 614795 Ballamenagh Road Baldrine. <i>Please note; the Minister concurs with the appointed person's conclusions and accepts the recommendation that the appeal should be dismissed.</i> <i>This appeal decision was noted.</i>
	Planning Enforcement (DEFA Planning and Building Control) - ntr
	Withdrawal Notices (DEFA Planning And Building Control) - ntr
	Demolition Notice (DEFA Planning And Building Control) - ntr
151/22	Approval of Minutes
a)	Approval of minutes of meeting of 9 th November 2022. <i>These were agreed to be a correct summary of the discussions and record of the decisions made.</i> <i>Proposed TK. Seconded MF. Resolved.</i>
152/22	Matters Arising & Other Business
a)	All Saint Church Lonan – PK to lead the discussion. <i>TK advised Members that a Trust would be taking responsibility for the church. Further discussion of this matter was deferred until the next meeting. PK advised Members that the remembrance service that had taken place at All Saints had been extremely successful.</i>
153/22	General correspondence - ntr
154/22	Committees & Boards – NLASPB – <i>JS had circulated a report from the Swimming Pool Board. It was noted that the pence in the pound rate charged on the Maughold Ward rate for the Swimming Pool in Ramsey would rise from 2.5p to 6p – a rise of 240%.</i>
155/22	Operational Reports – <i>MR advised that written reports would be circulated as necessary. The only matter to note was that liaison had taken place with the DoI and Careys in regard to the positioning of the flood-bund on the Bowling Green on Glen Road. This had been repositioned in the correct location following a site meeting.</i>
a)	35 New Road Internal Audit – Recommended Areas for review. <ul style="list-style-type: none"> • Internal operational and financial controls • Operation of payroll system • VAT <i>The three areas of focus as above were discussed and agreed. Clerks to contact Moore Stephens and engage them to undertake this compulsory additional audit.</i> Rates Estimates/Budget – 2023/24 <i>The clerks referred to the Oct financial report that had been circulated. Members were advised that a draft budget estimate for YE 2024 was being prepared for the January meeting. The five-year financial plan was referenced as was the consequences of the current financial crisis and rise in interest rates. Several costs such as refuse collection, tipping at the EfW, CA site charges, etc would rise by around 6% – 7%. PSC set staffing costs would also be a factor in setting the budget. A discussion took place of the projects that should be considered in the current circumstances and how these might be funded. It was agreed that a separate budget setting meeting would take place on January 11th 2023.</i> Members Expenses – Should claims include 'social' and other types of events? <i>A discussion took place. It was felt that events such as civic services constituted a 'social' event. Forthcoming changes to the Local Government Act in regard to Member's expenses were noted.</i>

	<i>It was agreed that it would be more appropriate to set an authority policy on this matter when the final details of the new legislation were announced.</i> Visit Isle of Man Coach Forum – Report Circulated. <i>This was noted.</i>
b)	Cooil Roi – <i>JM had circulated a report prior to the meeting. This was noted.</i>
156/22	Any Other Urgent Business <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>
157/22	Matters in Private
	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.'
a)	Correspondence – <i>A letter in regard to a tenancy matter was noted.</i>
b)	Style of Furniture for the Promenade Public Shelter – <i>Recent feedback from the public on styles of seating and tables for the Public Shelter had been noted and various options were discussed. A range of different options were being considered.</i>
c)	<i>Proposed skateboard park - correspondence regarding a quotation from a supplier was noted and discussed.</i>
d)	Requisition Meeting regarding the Public Shelter. A discussion took place.
e)	Subject Data Access Request. Update from Clerks. <i>The clerks updated Members on progress in this ongoing matter. No further instruction.</i>
f)	Staffing matter. Contracts of employment. <i>Contractual arrangements for a staff member were discussed and resolved.</i>
g)	To discuss the outcomes of the meeting with the tenant of the Laxey Promenade Kiosk held on 16 th November 2022. <i>The outcome of the meeting with the tenant was noted.</i>
	Meeting closed 9.42pm Date of Next Meeting 04.01.23