

**GARFF PARISH DISTRICT COMMISSIONERS**

Wednesday 4<sup>th</sup> January 2023, 7.00 pm

**Commissioners' Offices, 35 New Road, Laxey**

**Minutes of the Meeting**

Present: Mrs M. Fargher (MF) Vice Chair, Ms M. Christian (MC)  
Mr S. Clague (SC), Mr T. Kenyon (TK). Mr P. Kinnish (PK), Mr. J. Smith (JS).  
Officers: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Mrs J Mattin, Housing Manager.  
Apologies: Mr S. Ryzak (SR) Chair, Ms. A. Creer (AC), Julie Pinson (JP).

**7.00pm**

**Public Meeting**

*Mrs Fargher chaired the 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.*

*REM Planning Application Field 624255 off Glen Mona Loop Road, Maughold.*

*MF advised that she could be perceived to have a conflict of interest in this matter. This was discussed. It was noted that Members would not be discussing the proposals being presented and no decisions would be made. In this circumstance it was agreed that MF could remain in the meeting as no discussion or decisions would be made. Mr Martyn Thomas was welcomed to the meeting to present the details of this forthcoming planning application to the Commissioners. Approval in Principle for a dwelling on the field had been granted in 2018 (PA 18/00200/A) on the basis that this constituted 'in-fill' or 'ribbon' development. The then Board had supported this application and it was approved at Appeal by the Minister. Mr Thomas advised that the intention that the proposed dwelling would have minimal impact when viewed from either the adjacent highway (from which it was set down) and from the more distant highway in the area of Rhenab. He advised that the impact of the new dwelling on neighbouring properties was a factor that had been considered in the design. It was noted that the parts of the building that would be visible would present as being styled in the Manx vernacular with white rendering and sash windows, etc. Other parts of the building were of more modern design but would not be readily viewed from accessible public vantage points. A full soft landscaping plan would also be submitted. An EIA and provision for bats/birds would be implemented under instruction from MWT, etc). It was agreed that the Commissioners would reserve comment until the planning application was officially submitted.*

*Mr Thomas was thanked by Members for attending the meeting.*

**01/23**

**Planning Matters**

**Planning Applications**

- a)** 22/01493/B Inglenook Fairy Cottage Laxey  
Demolition and rebuilding of existing single storey outlet.  
*The consensus was that these proposals were relatively minor in terms of visual impact; some Members felt that the proposals would improve the 'coherence' of the dwelling in terms of shape and scope; therefore there may be visual improvement. Resolved: No Objection.*
- b)** 22/01526/B Sea Dawn Ballaragh Road Laxey Isle Of Man IM4 7PN  
Erection of a poly tunnel for domestic use.  
*The size of the polytunnel is 15.24M X 4.27M x 2.48m high was noted. It was also noted that it is to be located behind the row of properties that line the road on the seaward side at the summit of Ballaragh. The view of the polytunnel from the 'distant' A2 below was considered; this aspect was not felt to be significant in terms of visual intrusion. The fact that Highways had not objected and that there was no comment from neighbours was noted. Resolved: No Objection.*
- c)** 22/01506/B 7 Lower Cronk Orry Minorca Hill Laxey Isle Of Man IM4 7EG  
2 storey extension to side to form new family room with en-suite bathroom over.  
*The consensus was that this two-storey extension was a relatively significant proposal when*

	<p><i>the size of the application site and the proximity of adjacent dwellings were considered. It was felt that these matters should be deferred to the expertise of the Planning Officer/Committee, however. No Highways objection was noted. No neighbour comment to date or Highways interest was noted. Concern was expressed that the neighbour to the rear of the application site (in particular) may not have had opportunity to see the yellow notice.</i></p> <p><i>Resolved: defer to Planning Authority's judgement.</i></p>
<b>d)</b>	<p>22/01510/B Bronwyn Ballafayle Maughold</p> <p>Erection of canopy to create covered walkway over existing external steps and replacement and additional doors and windows to basement floor.</p> <p>These proposals for a glass and steel framed canopy should not cause significant visual intrusion for neighbours. One Member felt that the proposals were inappropriate in the location, but the overall consensus was that the proposals would have no further detrimental visual impact. No Highways objection. No comment from neighbours to date was noted.</p> <p>Resolved: No Objection.</p>
<b>e)</b>	<p>22/01511/B Ardane (previously Known As Croit Ny Cabbyl) Ballamenagh Road Baldrine.</p> <p>Construction of a garage block and alterations to the existing property including a replacement entrance porch, the removal of the conservatory, a secondary porch, a dormer window, and two chimneys along with alterations to the existing openings, replacement windows, and new external cladding and render finishes to the elevations.</p> <p><i>It was noted that these proposals are for development of a property in a very sensitive rural location. The outcome of the discussion was that the extensions were felt to be relatively minor and there should be little visual intrusion, etc, from the proposed garage block. additional however the application is complex in terms of detail and needs to be looked at</i></p> <p><i>Resolved: No objection.</i></p>
<b>f)</b>	<p>22/01514/B Maughold Church Maughold</p> <p>Replace existing east glazed screen with new glazed screen which incorporates ventilation to reduce damp build up.</p> <p><i>This application was discussed in detail. The clerks were asked to request a meeting with the MNH architect with a view to obtaining further clarification of the design and purpose of the ventilated panel. It was agreed that the matter should be placed onto the agenda for the meeting on 11<sup>th</sup> January 2023.</i></p>
<b>g)</b>	<p>22/01470/B Thie Dhorlish Rhenab Road Cornaa Maughold</p> <p>Refurbishment, single storey extension and roof terrace to existing dwelling.</p> <p><i>The consensus was that the refurbishments would retain the character of the dwelling when viewed from public areas. The extension and balcony to the rear were discussed in detail and felt to be acceptable additions. Resolved: No objection.</i></p> <p><i>(officer's note to Members: subsequent to the meeting a letter from an immediate neighbour supporting the application has been posted on the application file.)</i></p>
<b>h)</b>	<p>2/01501/C Balla De Yoxall Heights Laxey Road Baldrine Isle Of Man IM4 6HA</p> <p>Temporary use of garden as a camp site for the duration of the TT and IOM Festival of Motorcycling (retrospective).</p> <p><i>Members discussed road safety and the additional traffic generated as vehicles entered/exited the property, however, it was noted that there was no Highways objection to the proposal. One Member still felt this aspect to be an issue that should be re-considered by Highways. The operation of the campsite at festival periods since 2002 was noted: most Members advised that they had been unaware of this and noted that no complaints were on record since this time. It was also noted that the campsite would be regulated in terms of adequacy of facilities, etc.</i></p> <p><i>Resolved: No objection.</i></p>
<b>i)</b>	<p>22/01503/B Spindrift Port Lewaigue Close Port Lewaigue Ramsey Isle Of Man IM7 1AH</p> <p>Installation of a flue.</p> <p><i>This proposal was considered to be a very minor addition. Resolved: No objection.</i></p>
	<b>Approval Notices (DEFA Planning Committee)</b>
<b>j)</b>	22/01182/B Erection of a replacement dwelling and garage.

	Berwyn South Cape Laxey – <i>noted.</i>
<b>k)</b>	21/00064/B Conversion of residential care home (class 3.2) to self-contained apartments & a dwelling (class 3.3 and 3.4) with associated parking. Glen House Residential Home New Road Laxey. <i>It was agreed that further discussion of this approval should be placed onto the agenda for the meeting on the 11<sup>th</sup> of January 2023.</i>
<b>l)</b>	22/00949/B Erection of retaining wall with associated planting and post and wire fencing in association with PA 20/01434/REM -Erection of new dwelling. Adjacent To Ballaragh Old Farmhouse Ballaragh Road – <i>noted.</i>
<b>m)</b>	22/01364/A Approval in principle for the erection of a detached dwelling with Garaging. Land To Rear Of Olinda South Cape Laxey – <i>noted.</i>
<b>n)</b>	22/01243/B Erection of a first-floor extension to dwelling. Narradale Ballamenagh Road Baldrine – <i>noted.</i>
<b>o)</b>	22/01275/B Installation of replacement of windows and widening of driveway. Green Oak Clay Head Road Baldrine – <i>noted.</i>
<b>p)</b>	22/00442/B Extensions and alterations to existing dwelling to include replacement windows and doors and associated works – <i>noted.</i> Ballacreg Dreemskerry Hill Dreemskerry – <i>noted.</i>
<b>q)</b>	22/01451/B Installation of replacement windows and front door and inserting 2 no. roof lights Pixie Cottage 2 Tent Road Laxey – <i>noted.</i>
	<b>Refusal Notices (DEFA Planning Committee) – ntr</b>
	<b>Appeal Notices (DEFA Planning Committee) -</b>
<b>r)</b>	20/00967/C Change of use from Public House (class 1.3) to residential property (class 3.3) Liverpool Arms Main Road Baldrine. Original Refusal decision at both Committee and Appeal Reversed. The change of use application is now permitted. The decision includes the condition that: <i>"The residential development hereby approved shall be limited to the use of the existing building as a single dwellinghouse."</i> <i>This decision to reverse the original decision and approve the application was discussed. It was noted that the existing building would be retained and that it could only be converted into a single residential dwelling. There followed discussion of the Commissioners view that the building and site should be retained as a public house or some kind of community amenity. It was acknowledged that the site would now become private and that any wider community use could not now be achieved.</i>
	<b>Planning Enforcement (DEFA Planning and Building Control) - ntr</b>
	<b>Withdrawal Notices (DEFA Planning And Building Control) - ntr</b>
	<b>Demolition Notice (DEFA Planning And Building Control) - ntr</b>
<b>02/23</b>	<b>Approval of Minutes</b>
<b>a)</b>	Approval of minutes of meeting of 7 <sup>th</sup> December 2022. <i>These were agreed to be a correct record. Proposed TK. Seconded MC. Unanimously resolved.</i>
<b>03/23</b>	<b>Matters Arising &amp; Other Business</b>
<b>a)</b>	To discuss DEFA's decision to close a primary path in the Dhoon National Glen. <i>It was noted that DEFA had surveyed the trees and identified ones that were dangerous. Rather than deal with them they had elected to leave them in-situ and close the area. Members expressed concerns about this closure and the precedent it would set. It was agreed that a site meeting be arranged for the Commissioners to attend and discuss the matter. Mrs Caine and Mr Smith to be invited. Clerks to arrange for 2.00pm on either the 14<sup>th</sup> or 21<sup>st</sup> of January 2023.</i>
<b>b)</b>	To discuss any relevant matters prior to the Board Meeting to discuss rate setting for YE 2024 (scheduled for 11.01.23).

<b>c)</b>	To discuss attendance at Political Surgeries arranged by Mrs Caine MHK. <i>The attendance of a Commissioner at each of the meetings was discussed. A list indicating details of which Commissioner would attend each meeting would be forwarded to Mrs Caine.</i>
<b>04/23</b>	<b>General correspondence – ntr</b>
<b>05/23</b>	<b>Committees &amp; Boards – By exception</b>
<b>06/23</b>	<b>Operational Reports</b>
<b>a)</b>	<b>35 New Road</b> The Deputy Clerk briefed Members on the following matters: <ul style="list-style-type: none"> <li>- progress with installation of the skatepark on Glen Road</li> <li>- The proposed amendments to the Climate Change Act</li> <li>- The date on which the licence application by the Glen Mona Hotel will be heard at the licensing Court (30<sup>th</sup> January)</li> <li>- Progress at the LGU and AGs Chambers with the draft Garff dog bye-laws</li> </ul> The clerks advised that Manx Utilities had advised that the quotation they had previously provided for a new streetlight at the Corran had had to be amended as the location had moved and the initial light specified was not suitable for the location. The new quotation for a suitable light was for £4,604.40. Members questioned this amount and instructed the clerks to seek contact MU and query the cost they had presented. It was agreed that DoI Properties should be approached with a view to installing wall lighting at the steps of each property. It was noted that some properties in the vicinity had these facilities.
<b>b)</b>	<b>Cooil Roi</b>
<b>07/23</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> <i>It was noted that it had been announced that Mr Andrew Scarffe had been awarded a BEM in the recent round of Honours presented by King Charles III. The clerks were instructed to write to Mr Scarffe congratulating him on receiving this award. The considerable contribution he has made over the years to a range of community bodies as well as the erudite publications he has published which have chronicled and recorded local history, culture, and heritage were noted.</i>  <i>The Board extended condolences to the Clerk whose father, Mike Burgess, had recently passed. His contribution to village life was noted as was the service he had given the community through his membership of a variety of bodies and organisations. It was noted that Mr Burgess had served on the Board of Lonan Commissioners, Laxey &amp; Lonan Heritage Trust. He had also been the standard bearer for the Laxey &amp; Lonan branch of the Royal British Legion.</i>
<b>08/23</b>	<b>Matters in Private</b>
	<b>Note: Local Government Act 1985, section 65; Disclosure of Information</b> '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.'
<b>a)</b>	To discuss works scheduled for Laxey Promenade Public Shelter commencing January 2023. <i>A discussion took place.</i>
<b>b)</b>	<i>Chris's Cottage on Old Laxey Hill.</i> <i>A discussion took place.</i>
	Date of Next Meeting 11.01.23 <i>(Rate Setting Meeting)</i>