

GARFF PARISH DISTRICT COMMISSIONERS

Wednesday 1st February 2023, 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), Mrs Julie Pinson (JP), Mr. J. Smith (JS) [*JS had advised arrival would be delayed*].
Officers: Mr M. Royle (MR), Deputy Clerk/RFO.
In attendance: Mrs Daphne Caine MHK (DC), Mr Andrew Smith MHK (AS).
Apologies: Mr S. Clague (SC), Mr P. Burgess (PB), Clerk, Mrs J Mattin, Housing Manager.

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.

Apologies, etc were noted.

SR referred to the funeral of Mr Mike Burgess which had taken place earlier in the day. It was noted that Mr Burgess had served as a Lonan Commissioner and had played a very active part in many community groups including the Laxey and Lonan Heritage Trust and the Royal British Legion.

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To assist the attendance of the two Garff MHK's, the following three items were brought forward to the beginning of the meeting.

c) To discuss progress with implementation of recommendation 5 of the ARUP report in regard to provision of affordable flood insurance for IM4 residents and the Chief Minister's response to the Commissioners' questions.

AC declared a conflict of interest as an affected resident. It was felt, however, that AC had a vast amount of knowledge and information that would inform this discussion. AC participated in the meeting on the understanding that she must abstain or leave the room should any decisions be being made.

AS addressed the Board and provided details of the actions he had been taking in regard to this matter. He advised that he had issued 60 letters to residents of Glen Road, Laxey in regard to the difficulties encountered when seeking to gain insurance against future flood damage. He advised that to date he had received 10 responses which he was collating. He advised that he was aware of the letters sent to the Chief Minister by both residents and Commissioners expressing their concerns and deep frustrations with lack of progress in the implementation of Recommendation 5 of the ARUP Report which had advised that the IOM Government investigate a scheme to assist residents experiencing difficulties in obtaining insurance. The increased levels of insurance premiums were discussed. In many cases these were highly inflated and rendered unaffordable and unacceptable. The liability Government had in the cause of the October 2019 flood was discussed in detail. JP asked if a short-term grant scheme could be considered for those affected. It was suggested that this government would not do this as it could be seen as a signal of accepting liability. MC was concerned that the situation effectively barred potential purchasers from obtaining a mortgage and would affect re-sale prices of properties, further affecting residents. DC referred to the indication in the Chief Minister's responses that the Department was obtaining more detailed flood risk data and updated amended mapping now that works were being undertaken. Once complete this would be available to the insurance companies for their consideration if there were proof that the risk of flooding had been reduced. MR advised that the former Flood Risk Management Board had been disbanded in December 2021 and suggested that there was no cross-government body within government to manage actions in a coherent manner; the danger was that responsibility and responses would be weakened and fall between the cracks between the various Departments. The consensus was that Government had washed its hands in regard to providing an insurance alleviation scheme and had clearly terminated its investigations. This was felt to be unacceptable. It was agreed to write to the Chief Secretary requesting an update on progress with the flood risk digital mapping

	<i>and other data collection. Secondly the letter should ask what measures were being implemented to assist residents cope with the excessively high premiums with which they were having to deal. Clerks to draft and submit the letter.</i>
d)	To discuss progress with implementation of measures to halt the discharge of raw sewage into Laxey Bay. <i>The ongoing lack of progress with implementation of the proposed sewage treatment plant for Laxey Bay was discussed with great concern. The consensus was that the solution being proposed was not a good compromise. Extension of the current outfalls was discussed. It was noted that this had been rejected by MU previously. Concern was expressed with the amount of time the matter was taking to resolve at the same time as raw sewage was being pumped into Laxey Bay. It was suggested that construction of the pumps and other aspects of the proposed infrastructure could be begun now. DC agreed to take a question to the floor of Tynwald requesting an update on progress, a timescale, and if short term measures could be implemented.</i>
e)	To discuss the Commissioners' input to the Laxey Fair 2023. <i>AS outlined how Laxey Fair was organised. The consensus among the Board was that the core and structure of Laxey Fair should be retained; but Members felt that the event could be boosted and developed. The Board asked AS when committee meetings took place. AS advised that often these were conducted through email with the committee members, but that the first meeting was imminent and would take place in February. It was agreed that the Board should approach AS with a formal request that MC be appointed to the Committee. PK asked how the event was funded and how any remaining monies dispersed. AS advised on this matter. It was noted that the Commissioners and its staff provide support to the event already. members advised AS that the Board were keen for the involvement of the Commissioners to increase in planning and organising the event in the future. Clerks to write to Mr Smith as agreed.</i>
12/23	Planning Matters
	Planning Applications
a)	22/01558/REM Fields 624255 & 624256 Glen Mona Loop Road Glen Mona, Reserved matters application for erection of a new dwelling, approval of the details of siting, design, external appearance and internal layout of the dwelling, the means of access and the landscaping of the site. <i>Members had received a briefing on this application by the agent at a previous meeting. It was noted that the architect had designed a building that would have something of a traditional character when viewed from public vantage points, but that other parts of the proposed dwelling were of a more modern design. The proposals were discussed in detail. The consensus being that there should be no objections submitted to the Planning Authority.</i>
b)	22/01565/B Cranstal House Port E Vullen Rendering work to dwelling. <i>Some concern was raised that the colour/shade indicated in the drawings was not fully similar to the current colour. Notwithstanding this, the proposals were discussed and the consensus formed was for no objections to be submitted to the Planning Authority.</i>
	Approval Notices (DEFA Planning Committee) <i>The following approvals were noted. No further instruction given.</i>
c)	22/00174/B Removal of existing detached building and erection of storage barn and stables and installation of hard standing (Retrospective). Ballacreg Dreemskerry Hill Dreemskerry
d)	22/01510/B Erection of canopy to create covered walkway over existing external steps and replacement and additional doors and windows to basement floor, Bronwyn Ballafayle.
e)	22/01464/B Proposed alterations and extensions to dwelling to provide additional/improved living accommodation Brackenthwaite Port Lewaigue

f)	22/01479/C Change of use of residential property to tourist accommodation 5 Dumbells Terrace Laxey
	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
	Demolition Notice (DEFA Planning And Building Control) - ntr
13/23	Approval of Minutes
a)	Approval of minutes of meeting of 4 th January 2023 & 11 th January 2023. <i>These were agreed to be correct records of the two meetings and were approved as follows: 4th January 2023: approval proposed MC. Seconded TK. Resolved. 11th January 2023: approval proposed TK Seconded MC. Resolved.</i>
14/23	Matters Arising & Other Business
a)	Rate Setting Year End 24 <i>MR had circulated copies of the estimates to all Members and paper copies were made available at the meeting. The outcome of rate rises at 7, 8, 9, 10, 11, & 12 percent had been discussed at the meeting on the 11th of January. MR went through the various expenditures and presented his opinion as to areas where cuts could be made. Current CPI of 7.4% was noted and Members felt that there were very few areas in which expenditure could be reduced. It was noted that Garff's rates were very low already when compared with other similarly sized local authorities and the consensus was that in the current inflationary circumstances a more significant rise than in previous years was inevitable and would be prudent financial practice. SR reminded Members that it was their responsibility to ensure that the Authority and its services were appropriately funded to ensure financial stability and integrity. PK proposed a rate rise of 10.5%. This was seconded by MC and Resolved. MR was instructed to forward details of the 10.5% rate rise to both the LGU and Treasury.</i>
b)	Clerks to report on progress with installation of a skateboard park at the Glen Road Recreation Area and the associated petition process. <i>MR reported that meetings had taken place with the Petitions Officer at the DoI. Further quotations were being obtained for the concrete base.</i>
c)	To discuss progress with implementation of recommendation 5 of the ARUP report in regard to provision of affordable flood insurance for IM4 residents and the Chief Minister's response to the Commissioners' questions. <i>This matter was reported above.</i>
d)	To discuss progress with implementation of measures to halt the discharge of raw sewage into Laxey Bay. <i>This matter was reported above.</i>
e)	To discuss the Commissioners' input to the Laxey Fair 2023. <i>This matter was reported above.</i>
f)	To discuss alternative cardboard recycling provision. <i>The clerks outlined the position that cardboard recycling provision at the Glen Road recycling centre was threatened as the contractor was withdrawing the service. The Board agreed to place the whole issue of recycling provision in Garff on the agenda for the March meeting.</i>
g)	To discuss the proposals from Forestry to close part of Dhoon Glen and re-route the PROW. <i>MF explained the proposals made by DEFA to close part of the original footpath adjacent to the river in Dhoon Glen on a permanent basis. She explained that the closure relates to the management of some 30 – 60 trees in the vicinity of the footpath. Under the proposals the restricted area will be fenced off and the footpath diverted along an alternative route. Concern was expressed at a perceived lack of public communication and the consensus was that the public should be made aware in advance of the closure; along with bodies involved in tourism, biosphere, and heritage. The Clerks were asked to obtain further information from DEFA Forestry in regard to the reasoning for the decision. The Clerks</i>

	<i>were also requested to ask DEFA for more details of the proposed works, including any alternative options that have been considered and the costs involved. They were also instructed to invite DEFA officers to a meeting to discuss the proposals with the Board.</i>
h)	<i>Preparation for public consultation period regarding Garff Dog Bye-Laws Order 2023. MR reported that the LGU had advised that the AG's Office were now having a final look at the draft byelaws and anticipated that the six-week consultation period would begin during February 2023. MR advised that the draft laws were very similar to the previous Laxey byelaws with slight alterations. Areas of Maughold and Lonan had also been included in the draft. This was noted.</i>
15/23	General correspondence - ntr
16/23	Committees & Boards – No matters were raised.
17/23	Operational Reports
a)	35 New Road –
b)	Cooil Roi – Report circulated 16.01.23. <i>A report had been circulated by the Housing Manager. Members stated that they were happy with all its content and had no matters to raise. MR advised that Mrs Mattin had sent her apologies for this meeting, but would be at the March meeting.</i>
18/23	Any Other Urgent Business <ol style="list-style-type: none"> <i>1. MR advised that a structural survey was being undertaken as part of the Petition process being actioned through the LGU. This was noted. TK would advise the Heritage Trust.</i> <i>2. Applications for two traders' Licences on Laxey Promenade were discussed. One was for a mobile wood-fired sauna facility. The Board resolved that further contact should be made with the business with a view to discussing an appropriate location to site the unit. A second request for a business renting deck chairs and wind-breaks was also considered. MR was instructed to contact the business and obtain more details on the proposal.</i> <i>3. A quotation for the provision of hand driers in the toilets at Laxey FC was considered. The installation was problematic hence the high quotation price. It was agreed that alternative installation methods should be investigated. MR to follow up.</i> <i>4. Two quotations for laying tarmac were considered. The first was for tarmac on Commissioners' land used by the Great Laxey Mine Railway. The cost was considered and the consensus was that expenditure as per the quote could not be allocated during the current financial situation. A quotation for tarmac to be laid on the lower stretch of the footpath between Old Laxey Hill and the southern end of the Promenade would be passed to DoI for their consideration as the Department is responsible for the footpath and had asked the Commissioners to obtain a quotation on their behalf.</i> <i>5. A resident had written to the Commissioners complaining about the 'poor state' of Maughold Village Church Yard which was identified as being overgrown and having slippery moss paths. MF & SR declared an interest and left the room for the duration of this discussion. The comments of the resident were noted. MR was instructed to write to the new Vicar and ask for a meeting with the Commissioners at the earliest opportunity.</i> <i>6. MR outlined the range of works that were being undertaken by the Laxey and Garff Community Group and by the Commissioners' maintenance team in the Valley Gardens. Photographs of the work in progress were circulated. Members thanked the Community Group members and the Garff Maintenance Staff for their hard work which was beginning to make a real difference to the presentation of the Valley Gardens.</i>
19/23	Matters in Private
	<i>There were no matters 'in-private' to transact.</i>
	Meeting Closed 10.48pm Date of Next Meeting 01.03.23.