

**GARFF PARISH DISTRICT COMMISSIONERS**Wednesday 1<sup>st</sup> March 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) Mr S. Clague (SC), Ms. A. Creer (AC), Mr T. Kenyon (TK). Mr P. Kinnish (PK), Mrs Julie Pinson (JP).

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

Apologies: Mr. J. Smith (JS), Mrs J Mattin, Housing Manager.

Two Members of the public present for public session & a member of the press.

**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*

**20/23****Planning Matters****Planning Applications**

- a)** 23/00091/B Ballacreg Dreemskerry Hill Dreemskerry Maughold  
Alteration of existing secondary vehicular access to serve existing dwelling.  
<https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00091/B>

*There were no concerns regarding visual impact expressed. It was agreed that this was a matter that should be left to Highways to determine from a road safety perspective.*

- b)** 23/00059/B Cair Vie South Cape Laxey  
Alterations & Extensions to rear of property to create ground floor utility area, shower room and first floor bedroom.  
<https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00059/B>

*There were no firm objections, but the consensus was that the flat roof design may be inappropriate both visually and in terms of the style of the current building. Members instructed the clerks to request that a design for a more visually appropriate roofline on the current and proposed extension is considered.*

- c)** 23/00130/B Primrose Lodge Slieau Lewaigue Maughold  
Proposed garage with storage over.  
<https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00130/B>

*The location of the proposed garage was noted. It was felt that although there would be some visual intrusion this would be mitigated by the proximity of the other buildings on the site. There were no objections to the proposals.*

- d)** 23/00151/B 5 Keyll Lhiarjee Laxey  
Creation of a driveway and vehicular access.  
<https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00151/B>

*Several objections from neighbours were noted. The consensus was that it would be inappropriate for a new highway exit/entrance for a single property would be inappropriate in the context of Keyll Lhiarjee. It was also noted that the proposals may also involve appropriation and development on land not under the ownership of the applicant: members agreed that, if this was the case, this situation would be completely unacceptable. The Board resolved to Object to the proposals.*

- e)** 23/00133/B Villa Ramos Clay Head Road Baldrine  
Alterations and erection of ground and first floor extension with terrace above.  
<https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00133/B>

	<i>Members considered the location, the size of the dwelling on the plot, the scope and size of the extensions, the design in relation to the current dwelling, and the potential impacts of the proposals on the neighbourhood. There were no concerns raised in any of these areas of consideration. No Objection.</i>
<b>d)</b>	23/00176/CON - Registered Building Consent to apply etchings on two existing glazed internal doors - RB 85. Christ Church, Church Hill, Laxey. <a href="https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00176/CON">https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00176/CON</a> <i>There were no objections to these proposals.</i>
<b>e)</b>	23/00185/B - Installation of replacement windows. Dreemskerry Baldhoon Road Laxey. <a href="https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00185/B">https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00185/B</a> <i>There were no objections to these proposals.</i>
	<b>Approval Notices (DEFA Planning Committee)</b> <i>Noted</i> <i>The following approvals were noted. No further instruction.</i>
<b>a)</b>	22/01493/B - Demolition and rebuilding of existing single storey outlet. Inglenook Fairy Cottage Laxey.
<b>b)</b>	22/01503/B - Installation of a new flue and removal of an old flue. Spindrift Port Lewaigue Close Port Lewaigue.
<b>c)</b>	22/01511/B - 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. Ardane (previously Known As Croit Ny Cabbyl) Ballamenagh Road Baldrine.
<b>d)</b>	22/00882/B - Extension to the side of the property and new conservatory roof. 42 Ard Reayrt Laxey.
<b>e)</b>	22/01514/B - Replace existing east glazed screen with new glazed screen which incorporates ventilation to reduce damp build up inside the shelter. Maughold Church Maughold.
	<b>Refusal Notices (DEFA Planning Committee) –</b>
<b>f)</b>	22/01282/B - Replace windows and doors to front and side elevations and replacing the existing shop front door (side elevation) with a window. Whim Boutique 1 - 2 Dumbells Terrace Laxey. <i>A discussion of the reasons for this refusal took place. The design, location, and needs of the business were considered. The general consensus was that the decision on these matters was unbalanced. Frustration with planning decision inconsistencies was expressed by several Members.</i>
	<i>The following planning matters were noted. No further instruction except at item h).</i>
<b>g)</b>	<b>Appeal Notices (DEFA Planning Committee) -</b>
<b>h)</b>	<b>Planning Enforcement (DEFA Planning and Building Control) – ntr</b> <i>MR reported that a Hedge that had been the subject of a retrospective planning refusal on Old Groudle Road had not been re-instated several years after the instruction to reinstate was given by the Planning Authority. A planning enforcement request had been submitted. The situation would be monitored by the clerks.</i>
<b>i)</b>	<b>Withdrawal Notices (DEFA Planning And Building Control) – ntr</b>
<b>j)</b>	<b>Demolition Notice (DEFA Planning And Building Control) – ntr</b>
<b>21/23</b>	<b>Approval of Minutes</b>
<b>a)</b>	Approval of minutes of meeting of 1 <sup>st</sup> February 2023. These were agreed to be a correct record of the decisions made at the meeting. Proposed TK. Seconded MF.
<b>22/23</b>	<b>Matters Arising &amp; Other Business</b>
<b>a)</b>	To discuss options for recycling.

	<p>Clara Isaac Director of Recycle Collect Isle of Man attended the initial section of this discussion. Clara outlined the range of services her company could offer local authorities. She felt it was an accessible and 'user-friendly' service. Clara outlined that she had been operating a subscription service for a year now across Garff and was now working with three local authorities; two of these operated on a part-subsidised arrangement with the number of participants capped, whilst another was in the process of negotiating an arrangement in which the service would be subsidised and offered to all residents in that area. The various merits of both kerbside collection and bring-bank collections were discussed. Clara advised that their service was proving popular, was growing clients, and was operating very well. SR referred to the level of subsidies being offered by other local authorities. Clara outlined these without releasing information that was commercially sensitive. Members noted that any subsidy would impact the rates. Clara outlined some figures for the take up in these authorities and the consequent reduction in tipping charges at the EfW which would mitigate against the subsidy offered. It was noted that tipping charges had recently been increased by around 8%. Clara advised that her company was collecting paper, glass, cardboard, and steel/aluminium tins. The recycling routes for these materials was outlined. For example, glass went to a company on the island for use as a component in building materials, Paper was sent to the UK as was the cans and some plastics. Clara also advised that Isle of Man Creameries milk cartons could also be collected if the client so wished. This was at an additional cost of £1 per week per customer. The emissions generated by the operation of the service were discussed. Clara put forward figures showing the level of reduction in carbon emissions when the service operated. This was noted. There were further detailed questions on the practicalities of how the clients participated in the scheme. It was also noted that the company were in the process of transitioning to electric collection vehicles. Mrs Isaac left the meeting.</p> <p>The former kerbside recycling scheme operated by Maughold Commissioners was noted. MR advised that this had increased recycled tonnages, but a combination of the economic downturn in 2009 and the perceived unpopularity of reducing the refuse collection to fortnightly had meant that the service eventually terminated. It was noted that the latter action was the only action that could mitigate against a significant rise in charges in the rates. The recent controversy over the decision by Douglas to go to fortnightly refuse collections was noted.</p> <p>The general consensus was that a kerbside service needed to be brought in across the Island under the stewardship of government; with the cost burdens being taken up by taxation rather than rates. It was felt, however, that the Commissioners should consider introducing its own additional bring bank recycling; the success of the 'mini-recycling-centre' at the Corony in Maughold was noted in this respect. It was proposed that the public be asked for their ideas on the website and social media. SR asked that Commissioners actions be considered as an agenda item at the April meeting.</p>
<p><b>b)</b></p>	<p>Dhoon Glen footpath diversion - Letter from Claire Barber MHK, circulated 23/02/23. MF to lead discussion.</p> <p><i>The letter advising that DEFA were now going to undertake further surveys and investigations into management of the Glen was noted and welcomed. MF asked if the clerks could monitor the Departments new commitments in these matters and respond positively to Mrs Barber's offer of a further site meeting. SC requested that DEFA be asked if Members could attend when the surveys were being carried out. MF advised that some fencing works had already taken place but hoped that these would be re-assessed following the new surveys. Fears that partial long term 'closures' would become accepted procedure by the Department across all the Island's Glens were raised again. The situation would be closely monitored.</i></p>
<p><b>c)</b></p>	<p>All Saints Church</p> <p>PK expressed concern in regard to the future of the All Saints Building and other churches across Garff in Lonan, Laxey and Maughold. He felt that these buildings were important in many ways including historically and culturally. PK had met the Rev. Alessandra Di Chiara who is responsible for the Parish of Lonan to express his concerns. SC outlined that a charity had been set up and then spoke of the actions being pursued at All Saints. These had included a request for volunteers to join the charity in the newspapers which had elicited a poor response. The hope was that the</p>

	building could be transferred to the charity from the Church Authorities and used as a centre that would provide a community focus point in Lonan that would benefit residents. It was agreed to post on the website and social media requesting volunteers to join the charity.
<b>d)</b>	Combined sewerage treatment scheme – Awaits update <i>It was noted that no tangible information had been issued in the period by Manx Utilities including in regard to the site of the proposed combined treatment plant. In this circumstance further discussion was reserved.</i>
<b>23/23</b>	<b>General correspondence – ntr</b>
<b>a)</b>	Email dated 19 <sup>th</sup> Feb 2023 – Request for trader’s licence for a food truck selling crepes and waffles. <i>This matter was discussed. The pressure of current economic circumstances on the existing fixed retail outlets was noted. It was agreed that in this circumstance the request should be declined.</i>
<b>24/23</b>	<b>Committees &amp; Boards – By exception</b> <i>ECAS: TK reported that a recent visit to new amenity site being constructed had taken place. Progress was good and the turn-key project was due to finish May 2023.</i>
<b>25/23</b>	<b>Operational Reports</b>
<b>a)</b>	<b>35 New Road –</b> Princes Motors site elderly persons sheltered housing scheme. <i>It was noted that the Department were currently assessing the need for additional sheltered housing facility which would be funded by rental income and government and not on the rates. Progress would be reported in due course.</i> Flooding alleviation scheme. The clerks reported that the scheme was progressing and the latest indication was that the contractor would be off site by the end of March 2023. SC asked if the former Double Yellow Lines on Mines Road could be reinstated by the DoI as these would permit passing places for the coaches who now were parking at the fire station. Clerks to approach the Department.
<b>b)</b>	<b>Cooil Roi – Report to be circulated prior to April meeting.</b>
<b>26/23</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>MC advised that she had attended a meeting of the residents of the Crescent in Lonan who had engaged the Department to discuss adoption of the road. There were 27 properties affected in total. The Department had been helpful and had begun investigating both the practicalities and costs of such a project. The road would have to be brought up to highway standards and this was currently estimated to be at a cost of approximately £700,000. The costs would be split between the residents and government with both contributing 50%. The residents portion would be divided equally between all the residents. The residents of seventeen properties had attended the meeting. Fifteen had indicated that they would take on their portion of the costs, whilst two had declined. The discussions were ongoing and the Department would be writing to all 27 residents to outline the details of the proposal. These matters were noted by the Board.</i>
<b>27/23</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.’ This statement was noted by Members.
<b>b)</b>	Dilapidated Properties – PK to lead discussion. <i>A discussion took place.</i>
<b>a)</b>	To discuss works scheduled for Laxey Promenade Public Shelter. <i>A discussion took place.</i>
	The meeting closed at 9.50pm Date of next meeting 5 <sup>th</sup> April 2023