

	<b>GARFF PARISH DISTRICT COMMISSIONERS</b> Wednesday 12 <sup>th</sup> April 2023, 7.00 pm <b>Commissioners' Offices, 35 New Road, Laxey</b>
	<b>Extraordinary General Meeting</b> <b>Minutes</b>
	Present: Mr S. Ryzak (SR) Chair, Mrs M. Fargher (MF) Vice Chair, Mr S. Clague (SC), Ms. A. Creer (AC), Mr T. Kenyon (TK). Mr P. Kinnish (PK), Mrs Julie Pinson (JP), Mr. J. Smith (JS). Officers: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Apologies: Ms M. Christian (MC), Mrs M. Fargher (MF).
<b>7.00pm</b>	<b>Public Meeting</b> <i>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.</i>
<b>33/23.a</b>	<b>Matter Arising</b> To discuss the proposed site for New Sewerage plant. Plan circulated by email 11 <sup>th</sup> April 2023. JS had attended a meeting with Manx Utilities with PK in their role as representatives of the Commissioners on the MU's Sewage Treatment Consultative Forum. This had taken place on the 6 <sup>th</sup> April. The clerks had also been in attendance. This had been agreed at the meeting on the 5 <sup>th</sup> of April. Strong objection was voiced by several Members that MU had advised the meeting on the 6 <sup>th</sup> April that the information relayed at the meeting was embargoed until the 11 <sup>th</sup> April. Consequently, on that day the proposals had been announced prior to JS/PK being able to circulate the information to Members. JS advised that the site at Axnfell had been discussed at the meeting and that MU had stated that they had exhausted all attempts to secure a site in any other location. They had also stated that if it were not to be this site their only choice would be to submit an amended planning application for the Cairns site. JS advised that they had given their reason why the location could not be closer to the car park at the plantation. This decision had been taken by DEFA themselves as apparently the ecology was more sensitive in the other location. The trees were not indigenous in the plantation and those that needed to be removed were earmarked for harvesting at some point in the future. The visual impact at the proposed site was also felt to be good because it would be screened on three sides and screening to Ballacollister Road would also be planted. JS advised that the waste would be pumped up to Axnfell which was approximately 150m above base level at the Cairns site. MU had stated that 60% of the energy required to pump to the location would be captured by the flow of treated effluent as it returned to the Cairns site where there would be a pumping station and other small buildings. JS said that they had stated that 'one for one' trees would likely be planted in Glen Garwick which would also host a pumping station to transfer untreated sewage to the Axnfell site. MU anticipated two pumps on the pipeline from the Cairns pump and one from Glen Garwick. The route of the pipelines had not been established fully as negotiations with landowners were ongoing. JS advised that MU would host a public meeting when the route of the pipes and locations of the pumping stations were established. This was anticipated to be in around 8/10 weeks. There followed discussion of the option put by Best4Laxey Bay for the sewage to be pumped to Meary Veg. SC, JS, PK, and TK spoke robustly in support of this option. It was noted that when questioned about the Meary Veg option at the meeting on the 6 <sup>th</sup> April MU had stated that Tynwald had debated the issue last year and that they had resolved to retain the regional strategy and had rejected any additional pump to Meary Veg options. AS stated that as a Treasury Member he had taken the figures and costs supplied by Best4Laxey Bay to Treasury and their report had been countered by MU and ultimately had been rejected by Treasury. AS also added that it was Treasury's role to consider matters and decide on the most cost effective option based on the evidence to hand: they had to protect the public purse. SC stated that AS should have stepped back from all considerations and not taken part in the Treasury process. A Member of the Public stated that AS had been voted in to represent the people of Garff and he should listen to what

	<p>they were saying. There followed further discussion of the practicality of the pump to Meary Veg option which SC stated was more cost effective and was possible.</p> <p>SR invited contributions from Members of the Public who were present. Their comments included:</p> <ul style="list-style-type: none"> <li>• That the proposal to site the plant in this part of Axnfell was 'ludicrous' in terms of the location and in terms of the height of pumping that would be required.</li> <li>• That it was too close to residential areas at Upper Rencell, etc.</li> <li>• That communication from MU had been poor.</li> <li>• That the exact location should be moved to the top end of the plantation.</li> <li>• That Ballacollister Road was wholly unsuitable at this point for the large vehicles.</li> </ul> <p>SR noted all the comments and said that thus far the Commissioners and Best4Laxey's requests to consider the full pump away option had been determined but, so far unsuccessful. He felt that if a campaign were to continue a new strategy was required. SC stated that any solution had to be the best option for Laxey ratepayers: he felt that this was undoubtedly the pump to Meary Veg option. He suggested an independent inspector and the incoming Auditor General be contacted. This suggestion was discussed.</p> <p>Consequently, JS put two emergency motions and votes were taken as follows:</p> <ol style="list-style-type: none"> <li>1. That the Commissioners write to the Garff Tynwald Members asking that they lobby Government to engage an independent engineering consultant to evaluate the practicality and cost effectiveness of both the new proposal and the pump to Meary Veg option. (Vote Prop: JS, Sec: SC. Carried).</li> <li>2. That the Commissioners write to the incoming Auditor General to ask that his Office investigate the new proposal and the pump away solutions in terms of best value for the taxpayer. (Vote Prop: JS, Sec: SC. Carried).</li> </ol>
<b>34/23</b>	<b>Planning Matters</b>
	<b>Planning Applications</b>
<b>a)</b>	<p>23/00382/B Removal of boundary wall and associated landscaping and erection of 2 sheds to the rear (retrospective) Inglenook Fairy Cottage Laxey  <a href="https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00382/B">https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00382/B</a>  There were no objections to this application</p>
<b>b)</b>	<p>23/00384/B Alterations including the erection of ground and first floor extensions to provide additional living accommodation Capel Glen Pinfold Hill Laxey.  <a href="https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00384/B">https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00384/B</a>  This application was considered in detail. It was felt that due to the height of the adjacent properties the second floor would not cause unacceptable visual intrusion. There were no objections to the application.</p>
<b>c)</b>	<p>23/00388/B Construction of seven detached houses and associated infrastructure Fields 612727 &amp; 612728 Baldrine Farm Baldrine Road  <a href="https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00388/B">https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00388/B</a>  Due to the complexity and scope of this application it was agreed to defer consideration until the meeting on May 3<sup>rd</sup>.</p>
<b>d)</b>	<p>23/00425/B Proposed enlargement of parking area Ard Beg Pinfold Hill Laxey  <a href="https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00425/B">https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00425/B</a>  There were no objections to this proposal.  TK and AC declared an interest in this application and withdrew from the meeting.</p>
<b>e)</b>	<p>23/00363/B Installation of Air Source Heat Pump, to replace Fossil fuelled Boiler for hot water and heating Regent House Upper Cronk Orry Laxey</p>

	<p><a href="https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00363/B">https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00363/B</a></p> <p>There were no objections to this proposal.</p>
f)	<p>Barn Adjacent To Dreemskerry House Ballajora Hill Ballajora, Refurbishment of and extension to existing barn building and alterations of existing garage adjacent</p> <p><a href="https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00331/B">https://services.gov.im/planningapplication/services/planning/planningapplicationdetails.iom?ApplicationReferenceNumber=23/00331/B</a></p> <p>Details of this application had been circulated and were discussed. It was felt that the proposed buildings were out of character with the current buildings. Members expressed scepticism that this application could be termed a 'refurbishment' and was rather a 'demoition'. The view of the Board being that new designs should be brought forward which incorporated and recycled the original stone. This would maintain the character of the cluster of farm buildings in this sensitive area of the Manx countryside.</p> <p>AC declared an interest in this application and withdrew from the meeting.</p>
<b>35/23</b>	<b>Any Other Urgent Business</b>
a)	<p>To discuss the terms of the loan of the skate park.</p> <p>The decision made to provide a children's skatepark on Glen Road, Laxey were noted. A document setting out terms of the loan repayments had been circulated and discussed by Members. This was discussed in detail. The details discussed were as follows:</p> <p>HSBC loan over 15 year term: £99,100.11</p> <p>This would give a capital payment of £1,651.67 per quarter with interest at today's rate of 4.577% amounting to £4,535.81 per annum. This gives a total annual repayment of £11,142.49 per annum, which is about 2.1p on the rate.</p> <p>It was noted that financial predictions are that interest rates will reduce this year back towards the previously low rates of past 15 years or so; and if this were the case the interest rate to become about 2.5/3% which would give an annual interest payment of about £3,000 in future.</p> <p>MR stated that the other option was to use reserves which, as discussed previously, he did not recommend at this stage. It was also noted that current wisdom was that large capital projects should be funded by loans so that those who have the facilities available contribute financially to them.</p> <p>It was noted that the annual repayments had been included in budgeting for YE 24 and onwards in the five-year Financial Plan. It was also noted that a £10,000 contingency had been included in the initial amount requested and that this may not need to be drawn down as fixed-price quotations had been obtained. The figures were studied. AC proposed that the loan on the terms provided by HSBC be accepted. This was seconded by JS. A vote was taken. AC, JS, SR, TK, &amp; PK raised their hands to indicate they supported the motion. JP abstained from the vote. It was also noted that both MC and MF had fully supported the project and the 'in-principle' decision made to fund the skatepark through a HSBC loan.</p>
	The meeting was declared closed at 9.10pm
	Date of Next Meeting: 3 <sup>rd</sup> May 2023