

GARFF PARISH DISTRICT COMMISSIONERSWednesday 3rd May 2023, 7.00 pm**35 New Road, Laxey****Annual General Meeting****Minutes of the Meeting**

Present: Mrs M. Fargher (MF), Mr J. Smith (JS), Ms M. Christian (MC) Ms A. Creer (AC),
Mr T. Kenyon (TK), Mr P. Kinnish (PK), Mrs J. Pinson (JP), Mr S. Ryzak (SR),

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

Apologies: Mr S. Clague (SC), Mrs J. Mattin (JM) Housing Manager.

7.00pm **Clerk to open meeting.**

36/23 Election of Chairman

The Clerk took the Chair for this election. He advised that one nomination had been received as follows:

Nomination for Stan Rzyak, as Proposed by MF, as Seconded by PK.

There was a show of hands with six Members (MF, JS, MC, AC, TK, PK) raising their hand to support the nomination and one Member (JP) indicating that they were abstaining.

Thus, Mr Ryzak was elected to the Office of Chair by six votes, with one abstention.

37/23 Election of Vice Chairman

SR assumed the Chair. Mrs Fargher was proposed for the Office of Vice-Chair by AC. This nomination was seconded by MC. There was a show of hands with six Members (SR, JS, MC, AC, TK, PK) raising their hand to support the nomination and one Member (JP) indicating that they were abstaining. Thus, Mrs Fargher was elected to the Office of Vice-Chair by six votes, with one abstention.

38/23 Committees & Boards – Confirmation of Representation

a) Municipal Association

b) Laxey & Lonan Sports and Community Facilities

c) Northern Traffic Management Liaison Committee

d) Northern Neighbourhood Policing Team Community Partnership meeting

e) Eastern Civic Amenity Site Joint Committee

f) Northern Civic Amenity Site

g) Northern Swimming Pool Board

h) Northern Sheltered Housing Committee

i) Waste Management Steering Group

j) Employment Sub-Committee

k) Glen Road Recreation Area Sub-Committee

l) Garff Sewerage Consultative Group

SR proposed that all representations on the above Committees and Boards be maintained for the Year 2023/2024. PK proposed that MC be appointed onto the Glen Road Recreation Area Sub-Committee. AC was proposed to join the Employment Sub-Committee. Both of these appointments were accepted by the Chair and agreed.

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.

39/23 Planning Matters**Planning Applications**

a) **23/00388/B** Construction of seven detached houses and associated infrastructure, Fields 612727 & 612728, Baldrine Farm, Baldrine Road, Baldrine.
Comment from Highways in regard to the accuracy of the drawings in relation to Highway Junctions were noted. It was agreed that further information was required in regard to the style of the proposed dwellings was required. The consensus was that more affordable housing was a more preferable option if use of the site were ever to be permitted. It was also felt that the highway infrastructure

	<i>was inadequate for such a development. It was agreed that the Commissioners would Object to the application on the grounds of the size and scope of the dwellings which it was felt would not appropriately meet local housing need. The requests of Highways for further information and revisions would also be monitored, and an indication that the proposals were for dwellings which would meet the need for affordable housing would be relayed to the Department.</i>	
b)	22/00879/B Erection of fencing to side front garden (partial retrospective), Thornhill, Highfield Drive, Baldrine. Re-advertised. <i>It was agreed that the Commissioners previous Objection would be maintained subject to further advice and information requested by the Department being received.</i>	
c)	23/00467/B Installation of replacement roof tiles (retrospective), Kionehenin, Dhoon Loop Road, Dhoon. <i>There were No Objections to this application.</i>	
d)	23/00459/B - Alterations and extensions to existing dwelling, including the removal of a two-storey extension and single storey garage. Crofton, Baldhoon Road, Laxey. <i>AC & JS declared a potential conflict of interest in this application. They withdrew from the meeting for the duration of this discussion.</i> <i>The design, size, and scope of these proposals were considered in detail. The consensus was that a submission indicating No Objections be submitted to the Department.</i>	
e)	23/00506/B - Erection of replacement rear extension. Thie Gamman Beg, The Crescent, Baldrine. <i>There were No Objections to this application.</i>	
	Approval Notices (DEFA Planning Committee) <i>The following approvals were considered and noted. No further instruction.</i>	
a)	23/00185/B Installation of replacement windows Dreemskerry Baldhoon Road Laxey	
b)	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	
c)	23/00166/B Retrospective Application for the installation of a flue and the erection of a raised patio (both off the rear elevation) Tomtebo Ballagorry Drive Glen Mona Ramsey	
d)	23/00259/B Proposed first-floor extension over the existing garage. 10 Ard Reayrt Laxey	
e)	23/00271/B Proposed reduction of existing Garage to create residential Store Allebasi (formerly The Bungalow) Wheel Hill Laxey	
f)	23/00273/CON Registered Building consent for demolition elements to PA 23/00271/B Allebasi (formerly The Bungalow) Wheel Hill Laxey	
g)	23/00198/B Erection of decking and garden room/office (retrospective) Cubalibre Moar Ballamenagh Road Baldrine	
h)	23/00202/B Installation of replacement windows and front door The Old Vicarage Baldhoon Road Laxey.	
i)	23/00176/CON - Registered Building Consent to apply etchings on two existing glazed internal doors, Christ Church Church Hill Laxey.	
j)	23/00193/B - Demolition of existing conservatory to the rear of the property and erection of replacement single storey extension. Thie Ny Garee Baldhoon Road Laxey.	
k)	23/00225/B - Replacement storm damaged dormer roof and windows with a more robust dormer wall and roof structure. Pinfold House Pinfold Hill Laxey.	
	Refusal Notices (DEFA Planning Committee) - ntr	
	Appeal Notices (DEFA Planning Committee) - ntr	
	Planning Enforcement (DEFA Planning and Building Control) - ntr	
40/23	Approval of Minutes	
a)	Approval of minutes of meetings of 12 th April 2023. <i>These were agreed to be a correct record. Proposed, TK, seconded, JS.</i>	
41/23	Matters Arising & Other Business	
a)	Garff Regional Sewage Update – MC request for a short discussion. <i>Time Limit - 10mins</i> <i>MC had requested a de-brief of the discussion at the meeting held on 12th April 2023. MC asked what the Commissioners should do next in response to Manx Utilities proposals. Various concerns about</i>	

	<p><i>the proposed new site in the Axnfell Plantation that had been discussed at the 12th April meeting were debated. Some Members felt that the untreated sewage should be pumped to Meary Veg. SR referred to the last few years and the requests from the Commissioners for this to occur. The concerted efforts of the Best4LaxeyBay group were also referenced. Tynwald had voted and re-affirmed the Regional Treatment Strategy in 2022 and Manx Utilities had stated that the only other option for a treatment works if it were not Axnfell was the Cairns Site. TK stated that the Commissioners had been 'told' rather than consulted. JS suggested that MU had not been fully open about and transparent about the financial and practical details of their proposals in their discussions with the Commissioners. The location of the proposed pumping stations were discussed. MU had stated that these and the route of the pipelines would be announced in the coming weeks once negotiations with landowners had been completed. The process by which Government would 'call-in' the planning application for the Axnfell site were discussed. This would involve pre-planning discussions between MU and the relevant Government Departments such as the Planning Directorate. The application would then be considered by a Government appointed Inspector from the UK through a Public Inquiry process. Actions to write to the incoming Auditor General and to the Garff MHKs had been agreed at the last meeting. PB advised that no contact details had been announced to date. The LGU had been contacted and advised that they would revert to the Commissioners once they had been advised.</i></p>	
7.48pm	<i>JS gave apologies and withdrew from the meeting.</i>	
42/23	General correspondence -	
a)	<p>Green Creek Hut Company – Request to operate a mobile sauna on Laxey Promenade.</p> <p><i>This request was considered. It was felt that the information provided by the operator was too vague. It was agreed that the operator needed to provide further details such as proposed location, dates/times, and the consequences of the wood smoke generated on the area, etc. Clerks to advise the operator that detailed proposals needed to be submitted to the Commissioners before a Trade's Licence could be issued.</i></p>	
b)	<p>Request to use the Commissioners' office for a drop of point the Pet Food Pantry. The pet food pantry is an organisation to help people who may be struggling to feed their pet.</p> <p><i>It was agreed that a receptacle could be sited in the Commissioners' Offices.</i></p>	
c)	<p>Invitation from PSM Commissioners to attend the Mona's Queen III Anchor Memorial Service 2023 at time 14.00 hrs on 29th May 2023, at the Anchor Memorial site, Kallow Point, Port St Mary, 83rd Anniversary of Operation Dynamo.</p> <p><i>TK advised that he would attend on behalf of the Commissioners.</i></p>	
d)	<p>Email from Rossborough advising their brokerage charges for the Commissioners Insurance Policies. With regards to our broker fee, last year it was £2,500 (unchanged from 2021). With the Isle of Man CPI measure currently reading 9.1% for March 2023 it is our proposal to increase our fee to £2,727.50 from renewal.</p> <p><i>It was noted that the Commissioners were now in the third year of a five-year agreement and that this included annual rises in line with inflation.</i></p>	
e)	<p>Insurance renewal - A request for a formal 28-day extension of the expiring cover has been submitted to Zurich Municipal. This is due to ZM not providing not having provided renewal terms.</p> <p><i>PB advised that this had been granted due to the delay in Zurich providing the renewal terms.</i></p>	
43/23	Committees & Boards – By Exception	
44/23	Operational Reports	
a)	<p>35 New Road –</p> <p>Events – Brass Band Festival debrief.</p> <p>Laxey Fair - Update.</p> <p><i>MC reported that a meeting of this year's four-person Committee had taken place on the 26th April. The scope of the 2022 Fair had been discussed and the majority of Committee Members had felt that the event had declined over recent years and needed to be revitalised. A 're-vamp' of the Fair had been discussed with the majority of the Committee feeling that the 2022 had been somewhat disappointing. The majority had felt that, at this late stage, it was now too late to develop the 2023 event effectively. The Committee had considered whether it would be in the interest of the future of</i></p>	

	<i>the event that it be deferred this year in order that it be developed and enhanced in 2024. MC advised that at the meeting the majority of the Members had indicated that the event should be deferred to avoid further loss of public goodwill and support for the event.</i>	
b)	Cooil Roi – To receive a report from the Housing Manager. <i>The clerks advised that there were no matters to report at this meeting. The Housing Manager would issue a written Report in due course.</i>	
45/23	Any Other Urgent Business <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>	
a)	Date of next Meeting – June meeting falls on 7 th which is during TT race week. Recommendation meeting date is brought forward. <i>It was agreed that the next meeting would take place on the 24th May followed by a meeting on the 14th June.</i>	
46/23	Matters in Private	
a)	Commissioners Property - Leases. JP declared a business interest in these matters and withdrew from the meeting. <i>A discussion took place.</i>	
	Date of next meetings: 24 th May 2023 & 14 th June 2023	