

GARFF PARISH DISTRICT COMMISSIONERSWednesday 24th May 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), Mr. J. Smith (JS).
Officers: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Mrs J Mattin, Housing Manager.
Apologies: All present

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

47/23**Planning Matters****Planning Applications**

- a)** 23/00500/B Variation of Condition 3 of PA 21/00576/B erection of a replacement dwelling with integral garage Waverley Quarry Road Laxey.
This variation to the previously approved dwelling was noted. The Board considered the variation and resolved to reserve further comment at this stage; the consensus being that this was a matter best determined by the Flood Risk Management Team at DoI.
- b)** 23/00510/B Erection of open sided timber pavilion Elfin Glen and Claghbane Woods Mountain Road Maughold.
The Board noted the size, style and intended purpose for the structure. The consensus was that the proposals would provide enhancement to the visitor experience in both the glen and woods area. The Commissioners resolved to express support for the application and to recommend approval.
- c)** 23/00496/B Erection of replacement dwelling Cooil Ny Cronk Ballure Maughold.
The proposal to re-site the proposed dwelling 1.5m from the previous proposals was noted. There were no objections to this proposal.
- d)** 23/00540/B Replace existing front door 13 Dumbells Terrace Laxey.
The Commissioners noted the design and colour of the proposed door. There were no objections to the proposal.

Approval Notices (DEFA Planning Committee)

The following approvals were noted. No further instructions given.

- e)** 23/00330/B For: Installation of replacement window to existing garage and creation of garage to existing car porch. Extension to rear garden terrace, installation of windows and door to the rear, removal of timber cladding and replaced with cladding and render finish.
Pine Lodge, Baldhoon Road, Laxey.
- f)** 23/00323/B Remove 3 unused chimney stacks.
Pinecroft, Clay Head Road, Baldrine, Lonan.
- g)** 23/00363/B Installation of Air Source Heat Pump, to replace oil fuelled Boiler for heating.
Regent House, Upper Cronk Orry, Laxey.
- h)** 23/00206/B Proposed detached garden room / summer room.
Ballakneale, Ramsey Road, Laxey.
- i)** 23/00262/B For: Two storey extension to side of existing farmhouse to provide additional living accommodation on first floor. Installation of new foot bridge across to high level garden area from proposed first floor.
Ballacreggan Farmhouse Ballacreggan Farm Slieau Lewaigue Lewaigue Maughold.
- j)** 23/00224/B Partial conversion of garage into living accommodation, widening of window aperture.
Marrinagh Ballajora Hill Ballajora

	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
48/23	Approval of Minutes
a)	Approval of minutes of meeting of 5 th of May 2023. <i>It was noted that the minutes were dated correctly but that the reference date in the document footnote was incorrect. Notwithstanding this the minutes were agreed to be a correct record of the meeting. Proposed TK. Seconded MC. Resolved.</i>
49/23	Matters Arising & Other Business
a)	To discuss the condition of the upper sections of Clay Head Road (<i>generated by SC email 11.05.23</i>). <i>Following the meeting on the 3rd May correspondence had been sent to the Director of Highways requesting a meeting on Clay Head Road to discuss the very poor condition of its upper section. Frustration was expressed that only resurfacing of the lower section had been completed. A response had been received from the Head of Highways declining a meeting but advising that 'critical works' had been undertaken. The latter correspondence was discussed. The consensus reached being that the road remained sub-standard and required the Department's immediate attention. The clerks were instructed to write to the Head of Highways re-iterating the request for a meeting on site at Clay Head Road at the earliest opportunity.</i>
b)	To discuss a proposal from AC for an annual picnic event on Laxey Promenade (<i>generated by AC email 09.05.23</i>). <i>AC referred to the recent picnic on Laxey Promenade which had been arranged to celebrate the coronation of King Charles III, proposing that a community picnic could be held annually. AC suggested that the Promenade or an area such as the Valley Gardens could be considered as a location for such an event. The general consensus was that this was a good idea. JM suggested that residents at Cool Roi be liaised with, particularly if the event were to take place in the Valley Gardens. Members agreed to forward comments and ideas to the office.</i>
c)	Members to provide debrief on meeting with Tynwald Auditor General, 24th May 2023 <i>The Commissioners had met Mr Stephen Warren, the recently appointed Tynwald Auditor General, earlier in the day to request that his office undertake an independent audit of Manx Utilities proposal for a combined sewage treatment works at Axnfell. Mr Warren had advised that in regard to government projects it was his remit to ensure that value for money had been secured and to identify ways in which savings could be made. He stated that he had been contacted by other parties in regard to the Axnfell site proposal and would also be speaking to Manx Utilities in the coming weeks. At the meeting, the Commissioners had briefed Mr Warren in regard to other options for sewage treatment that they felt should be investigated, such as the 'pump to Meary Veg' option. Mr Warren had stated that he would be making a decision on whether to undertake an audit of MU's proposals once he had gathered the relevant information.</i>
d)	Heritage Railways - Independent Review & Economic Impact Assessment – (<i>generated by MF email 18.05.23</i>) <i>The terms of reference for this review and assessment had been circulated and were discussed. Some concern was expressed that significant changes to the MER and Mountain Railway could be proposed. Following previous reviews, the closure of the Ramsey to Laxey section of the MER had been suggested as had a reduction of the MER to a single track to enable a cycleway to be created. TK stated that the MER and Mountain Railway were major tourist attractions, and the consensus was that any such changes should be strongly resisted by the Commissioners. The clerks were instructed to write to government to request that the Board be permitted to contribute their views to the review and assessment process.</i>
50/23	General correspondence - ntr
51/23	Committees & Boards – By exception

52/23	Operational Reports
a)	<p>35 New Road - Updates on:</p> <p>a) Investigations into additional sheltered housing and new office premises. <i>This item was moved into private to permit discussion of additional financial information that had been received.</i></p> <p>b) Dog Byelaw Consultation. <i>A report on the responses received had been circulated. There followed discussion of the media outlets on which the consultation had been advertised. It was noted that it had been advertised on various social media, via a newspaper article as well as being covered by Manx Radio, EnergyFM, BBC and 3FM. Three written submissions had been received and three comments had been made on social media. The draft bye laws currently stated that dogs were banned from the beach between 10.00am and 6.00pm from May to September. One correspondent had suggested lengthening these hours to 9.00am to 7.00pm. Two correspondents had suggested that dogs on leads should be permitted to enter this area on the north beach. These matters were noted. A correspondent had written suggesting that dogs should be on leads at all times on the paths around the Corran area. Members discussed these matters. It was felt that Members should consider the public comments in more detail and it was agreed to put the matter on the agenda for the June meeting. Further advertising would be done with a deadline of June 9th for the public to make further submissions.</i></p> <p>c) Year end 31st March 2023 accounts prep Feedback from RFO. <i>MR reported that the draft statement of accounts for YE 23 had been prepared and were ready to be audited. This was noted.</i></p>
b)	<p>Cooil Roi – Report to be circulated. <i>Mental Health Awareness Training for local Authority Members and staff. JM to brief members. JM advised that she had attended the inaugural conference of the mental health strategy on the 17th of May. The main aim at this stage was to get as many people trained in an awareness of mental health and how they can signpost people to get the help they need. There is a new charity that is run by trained counsellors and mental health nurses, they will be offering emergency care when it is needed. JM to organise training for Members. JM had circulated a report on matters at Cooil Roi. This was noted and received by Members.</i></p>
53/23	Any Other Urgent Business <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i>
a)	<p>Public Open Space at Reayrt ny Glionney <i>The clerks advised that advocates were dealing with the transfer of land at the north end of Reayrt ny Glionney from the development. Members were advised of the flooding which had affected houses on Croit e Quill several years ago which it was alleged had become a particular problem during and after the development. The clerks advised that subsequent drainage works had been undertaken by the developer. The consensus was that, although there had been no reported flooding for two or three years, it may be a problem that returned leaving the Commissioners with a potential liability if they adopted the public open space. It was agreed that the advocate be instructed that the Commissioners would not take over ownership of the land until an agreement was made in which the developer retained the liability. PB to advise the advocate.</i></p>
b)	<i>Correspondence from Captain Carter was read to the meeting thanking the Commissioners for the letter they had sent following the announcement of his retirement as the Island's harbour pilot.</i>
c)	<i>SC asked if contact could be made with DoI requesting that works are undertaken to improve the surface of the road from Mines Road up to the Laxey Wheel Car Park.</i>
d)	<i>SC asked if DEFA had completed their investigation into the need to re-route a section of footpath in Dhoon Glen. The Commissioners had written to the DEFA Minister in February and had been advised that she would revert to the Commissioners as soon as the survey results had been received. The clerks were asked to chase the Department in regard to this matter.</i>
e)	<i>SC requested that actions be considered to encourage the residents of three properties in the Glen Mona area to improve their appearance. The clerks were instructed to write to the residents requesting that they tidy up their properties including the various vehicles that were parked on the land. This was agreed.</i>

54/23	Matters in Private
	<p>Note: Local Government Act 1985, section 65; Disclosure of Information <i>'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.'</i></p>
	<p>Princes Motors <i>JM advised that the Department had requested that the Commissioners obtain two independent valuations of the Princes motors site to compare against the figure included in Dandara's costings for the shelterd housing/office build. JM outlined how the rental incomes would fund the loan repayments over a thirty year period. JM updated members on progress with the project and the ongoing discussions with the Department. JM advised that Bell Burton were in the process of scrutinising Dandara's costings with a view to ensuring value for money was being obtained. The Board would be presented with a proposal once the project costings had been verified. The Board would then weigh the proposal against other options.</i></p>
	<p><i>PK asked about several cars parked in the football club car park without permission. PB advised that he would speak to Mr Murley at the football club.</i></p>
	<p><i>SR asked if the burial authority accounts had been received from Lonan and Maughold. The clerks advised that they had not to date. Clerks to request that they are forwarded.</i></p>
	<p style="text-align: center;">Date of Next Meeting: 14th June 2023</p>