

	GARFF DISTRICT COMMISSIONERS Wednesday 14th June 2023, 7.00 pm Commissioners' Offices, 35 New Road, Laxey
	Minutes of the Meeting
	Present: Mr S. Ryzak (SR) Chair, Vice Chair, Ms M. Christian (MC); Mr. J. Smith (JS), Ms. A. Creer (AC), Mr T. Kenyon (TK). Mr P. Kinnish (PK), Officers: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO, Mrs J Mattin, Housing Manager. Apologies received : Mrs M. Fargher (MF), Mr S. Clague (SC), Mrs Julie Pinson (JP),
7.00pm	Public Meeting <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>
7.00pm	Mr Andrew Bentley RIBA to present proposals for development of the former Liverpool Arms Site (documents circulated 02.06.23). <i>This item was postponed as Mr Bentley was unable to attend.</i>
7.15pm	Presentation of option proposals for sea defences at Laxey Harbour and Laxey Promenade e by Mr Aidan McCusker, Head of Design, DoI Highway Services. <i>Mr McCusker made a presentation of the proposals for water and wave overtopping prevention at Laxey Harbour and at Laxey Promenade. He advised that studies and options appraisals were complete. The proposals for the harbour were explained. A new 1.2m wall would be constructed along Tent Road, the existing boat park wall would be made higher, and the wall along the river would be raised by 1.2m. Wave overtopping on the Promenade was also a factor in the flooding so combined approaches were required which would include flood gates at the top of Tent Road. It was noted that the current analysis was that Laxey Harbour is currently at risk of still water flooding on a 1 in 100-year ratio. It was also noted that if no action was taken the situation would deteriorate and it was predicted that the ratio would increase the flood risk to a 1 in 1 year event by 2115.</i> <i>Mr McCusker advised Members that the risk of wave overtopping along the Promenade was currently a 1 in 50-year event and that by 2115 this ratio would have declined to a 1 in 5-year event. He stated that going forwards something would have to be done. Four options were outlined. These being: Construct a new raised sea wall along the line of the existing wall; construct a new raised seawall and walkway along the line of the existing wall; construct a 'setback' wall with flood gates in front of the properties on the Promenade.</i> <i>A discussion followed. PK pointed out that the overtopping that was sometimes experienced would still clear the 4-foot-high barriers across the entrance to Tent Road and would then fall into the road behind with the potential to cause flooding on Tent Road (which the proposed harbour wall was designed to prevent). Mr McCusker stated that the Department would listen to the views of the Commissioners and the community. There followed a discussion of the patterns of water flow during storms and the amounts of over-topping. SR invited comments from those members of the public in attendance. A member of the public who lived on the Promenade confirmed that at times the overtopping would clear the setback defences, adding that as they had already taken precautions for their own property, they were not supportive of the proposal. Another member of the public suggested that a sump and a pump be installed to protect the properties in Tent Road when such overtopping took place. The consensus was that the Harbour walls were necessary as proposed and that the set-back wall would be less obtrusive and generally have the least impact on the character of the Promenade area. SR asked that the Department conduct a public meeting to outline the proposals to residents. Mr McCusker advised that this would be arranged in due course. SR thanked Mr McCusker for the presentation.</i>
	Planning Matters
55/23	Planning Applications
a)	23/00612/C - Ballacosney House, Baldhoon Road, Laxey

	<i>Additional use of residential ground floor room as a beauty salon. The lack of any visual impact and the adequacy of parking provision for customers was noted. As there was only one salon it was felt that there would be minimal traffic generation. Commissioners' Recommendation: Approval.</i>
b)	22/00879/B Thornhill, Highfield Drive, Baldrine. Erection of fencing to side front garden (partial retrospective) <i>Members noted that the amended plans were for a fence that reduced in height down to the front boundary of the property. There were a range of views about the amended fence design and its visual impact; in these circumstances it was felt that the decision should be deferred to the Planning Committee.</i>
c)	23/00660/B Ard Beg, Pinfold Hill, Laxey. Alterations, erection of extension and decking (Amendment to PA 22/00279/B) <i>The previous related approval was noted. There were no objections to these amendments.</i>
e)	3/00672/B Roseneath, Ramsey Road, Laxey. Erection of small infill extension at rear of property (retrospective) Members were disappointed that this application had had to come in retrospectively. Notwithstanding this they recognised that there will be minimal or no visual impact, etc. Commissioners Recommendation: Approval.
	Approval Notices (DEFA Planning Committee) <i>The following approvals were noted. No further instruction.</i>
f)	23/00289/B Installation of replacement windows and doors Whim Boutique 1 - 2 Dumbells Terrace, Laxey.
g)	22/01506/B Proposed 2 storey extension to side of elevation to form new family room with en-suite bathroom over and rear decking 7 Lower Cronk Orry Minorca Hill, Laxey.
h)	22/01395/B Demolition of existing dwelling and replacement with new dwelling Dreem Aalin, Port E Vullen.
i)	23/00223/B Remove the Chimney stack, remove the asbestos sheet roofing including, on the neighbouring property (Dell Brae) and replace with dark grey fiberglass membrane and install skylight in the roof over the hallway. Shell Seekers, Fairy Cottage, 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
56/23	Approval of Minutes
a)	Approval of minutes of meeting of 24 th of May 2023. <i>These were agreed to be a correct record of the decisions made. Proposed JS, Seconded, TK. Unanimously approved.</i>
57/23	Matters Arising & Other Business
a)	To discuss the Authority's Draft Report on its response to its Climate Change Duties (circulated 08.06.23). <i>The circulated documents were noted. MR asked that Members submit any further comments to the office in due course.</i>
b)	To discuss the public consultation on the draft Laxey Dog Bye Laws 2023 and to determine any amendments to the document prior to submission to Government for approval. <i>Documents had been circulated previously for the consideration of Members. These included a range of comments from Members of the public largely in relation to the proposals for Laxey Beach during the summer months. The consensus was that the former bye laws for the harbour end of the beach down to the 'zig-zag' path area should be maintained as indicated in the 2023 draft bye laws. Three new submissions that had come and been circulated since the last meeting were noted</i>

	<i>and discussed. The changes in other areas were noted. AC proposed that the draft 2023 dog-bye laws be submitted for Tynwald approval as currently written. This was seconded by TK. A vote took place, and the proposal was carried unanimously. MR advised that operational matters in relation to enforcement would need to be addressed once the laws were implemented. New signage would also have to be designed and installed. There followed a brief discussion of these matters. This would involve considerations of the cost-effectiveness and burden on the ratepayer of any measures that were introduced.</i>
c)	To discuss a pre-planning proposal for redevelopment of the former Liverpool Arms site (drawing circulated 02.06.23). <i>A drawing of a proposal for two sets of three-bedroomed semis on the former Liverpool Arms Site was noted. A brief discussion took place. SR advised that the architect had been unable to attend as intended and asked that further discussion be reserved until he had made his presentation to the Commissioners. This was agreed unanimously.</i>
d)	To discuss proposals for installation of new play equipment to replace the current facilities on Laxey promenade Green. <i>MR asked for feedback from Members on the kind of replacement play equipment that they would like to see at the Promenade Play Park. He advised that keeping the current equipment to a standard was becoming increasingly difficult and stated that the the Commissioners may wish to begin planning for replacement equipment to be installed in the autumn of 2024. He outlined several options for expanding the area including keeping to the current footprint. The consensus was that the play area should principally remain for children up to the age of around six years. In addition, it was felt that accessible equipment should be introduced. MC asked about the possibility of making an application for Lottery Trust funding. This was agreed. MR to liaise with Dawn Kinnish MLC in regard to advice on accessibility issues and associated Lottery Trust Funding. MR to submit an interim report prior to the next meeting on July 12th advising on options and with a view to providing a firmed-up proposal for funding mechanisms..</i>
e)	To provide update on Dhoon Glen, footpath closure. Clerks to report. <i>MR reported that the Senior Forester at DEFA had advised that the Department was more optimistic about being able to open the closed section of the Glen at an earlier date than first indicated. The Department would update the Commissioners with a firm timetable for this in the coming weeks. These matters were noted.</i>
58/23	General correspondence -
	Letter from a resident in regard to the disabled facilities at DoI's Laxey Harbour Toilets (<i>circulated 07.06.23</i>). <i>This letter had been circulated. Members discussed the content and the previous responses obtained from DoI resisting any improvements to the facilities. AC advised that Dawn Kinnish MLC, who was now a member of the DoI, had expressed interest in lobbying her Department for improvements to be made. AC asked MR to send the relating emails to Mrs Kinnish. Mrs Kinnish had also advised that some charity funding mechanisms could now be accessed by Local Authorities following a change in regulations. MR to liaise with Mrs Kinnish with a view to initiating a proposal for upgrading the facilities along with investigating a funding mechanism.</i>
59/23	Committees & Boards – By exception <i>TK advised that the ECAS site would be opening imminently. This would be announced officially in the coming days.</i>
60/23	Operational Reports
a)	35 New Road – <i>MR advised that Careys had advised that the concrete pad for the skateboard park would be commenced in the next 7/10 days. An update on progress would be given at the meeting on 12th July.</i>
b)	Cooil Roi – Report circulated by email 12 th June 2023. A report had been circulated by JM. This was received and noted.
61/23	Any Other Urgent Business (<i>to be submitted in writing by mid-day the previous Tuesday to the date of the meeting</i>).

	<i>Correspondence in regard to the availability of disabled parking spaces on Laxey Promenade was noted. Members noted that there was currently only one dedicated space and were advised that a plan submitted by DoI to re-line the parking bays in the area included an additional space. Unfortunately, DoI had not implemented t</i>
62/23	Matters in Private
	Note: Local Government Act 1985, section 65; Disclosure of Information '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.'
a)	Staffing matters. <i>A staffing matter was discussed.</i> Heating charges at Cooil Roi. <i>A discussion of the fluctuations of the price of heating oil took place.</i>
	Date of Next Meeting: Provisionally 12 th July 2023