

GARFF DISTRICT COMMISSIONERS
Wednesday 12th July 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).
A. Creer (AC), Mr T. Kenyon (TK). Mr P. Kinnish (PK), Mr. J. Smith (JS).
Officers: Mr P. Burgess (PB), Clerk, Mr M. Royle (MR), Deputy Clerk/RFO.
Apologies: Mr S. Clague (SC), Mrs J. Pinson (JP), Mrs J Mattin, Housing Manager.

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 matter was noted.

Mr Andrew Bentley RIBA to present proposals for development of the former Liverpool Arms Site (documents circulated 02.06.23).
SR welcomed Mr Bentley to the meeting. Mr Bentley outlined proposals which Heron and Brearley had to develop the site of the former Liverpool Arms. These plans were for two sets of semi-detached dwellings of 3 or 4 bedrooms. It was noted that the permission for development had a condition that the current building be retained as a single dwelling. The current proposal would involve its demolition and would require the condition to be removed by the Department. Mr Bentley outlined proposals for drainage and parking. He also advised that a Manx sod hedge would be constructed at the front of the property adding that this was dependent of transfer of land from the Department. The proposals were discussed. It was noted that the proposals would involve a completely new footprint, but the building line would be in accord with the adjacent dwelling houses. The ridge heights would also be just below the height of these. SR thanked Mr Bentley for attending and advised that the Commissioners would comment in full once a planning application had been submitted.

Planning Matters

63/23

Planning Applications

a) 22/00584/B - Lynton The Crescent Baldrine. Alterations and extensions to front elevation including replacement roof with dormer accommodation and two storey extension to the rear elevation.
Members discussed the application in detail. The consensus being that the new proposals were for a much taller dwelling that would be too overbearing on the adjacent properties. It was resolved to Object to this application.

b) 23/00331/B - Refurbishment of and extension to existing barn building and alterations of existing garage adjacent. Barn Adjacent to Dreemskerry House Ballajora Hill Ballajora
AC declared an interest and withdrew from the room.
The amended plans were noted and the stone finish was considered to be a much more appropriate proposal for these rural buildings. There were no objections raised.

Approval Notices (DEFA Planning Committee)

The following approvals were noted. No further instruction other than at item d.

c) 22/01088/B Installation of cantilevered timber deck around the existing house, fence and retaining wall adjacent to southern site boundary and creation of parking bays to the west of the existing house. Savannah Clay Head Road Baldrine.

d) 23/00151/B - Creation of a driveway and vehicular access. 5 Keyll Lhiarjee Laxey Isle of Man IM4 7HT.
Documents in relation to this approval and correspondence to the Commissioners from a neighbour had been circulated. Members considered these matters very closely and the consensus was that the Commissioners should defer the decision to Highways and not appeal the decision. On balance it was felt that an appeal on the grounds cited by the Commissioners and the neighbour was unlikely to be successful now that Highways had recommended approval.

e) 23/00500/B - Variation of Condition 3 of PA 21/00576/B erection of a replacement dwelling with integral garage. Waverley Quarry Road Laxey

f)	23/00496/B - Cooil Ny Cronk Ballure Maughold. Erection of replacement dwelling.
g)	23/00230/CON - Registered Building consent for demolition elements to PA 23/00228/B. The Workshop Victoria Terrace Glen Road Laxey
h)	23/00054/B - Alterations, erection of two storey extension and creation of vehicular access and parking area. The Hollies Baldrine Hill Baldrine
i)	23/00228/B - Proposed alterations and remedial works, replacement windows, doors and roof and making good façade, creation of linking extension between the two existing buildings and change of use from commercial to residential and holiday let. The Workshop Victoria Terrace Glen Road Laxey
j)	23/00540/B - Replace existing front door, 13 Dumbells Terrace Laxey
k)	23/00672/B - Erection of small infill extension at rear of property (retrospective). Roseneath Ramsey Road Laxey
	Refusal Notices (DEFA Planning Committee) - ntr
l)	22/00879/B - Erection of fencing to side front garden (partial retrospective) Thornhill Highfield Drive Baldrine <i>This appeal was noted. The clerks were asked to represent the Commissioners at the hearing.</i>
m)	Appeal Notices (DEFA Planning Committee) - ntr
n)	Planning Enforcement (DEFA Planning and Building Control) – ntr
o)	Withdrawal Notices (DEFA Planning And Building Control) - ntr
p)	Demolition Notice (DEFA Planning And Building Control) - ntr
64/23	Approval of Minutes
a)	Approval of minutes of meeting of 14 th June 2023. <i>These were agreed to be a correct record of the decisions made at the meeting. Proposed TK, Seconded, AC. Unanimous.</i>
65/23	Matters Arising & Other Business
a)	To discuss proposals for installation of new play equipment to replace the current facilities on Laxey promenade Green. <i>These matters had been considered at the June meeting. Documents and options which had been circulated were considered along with a report from the Clerks' Office. It was agreed that the office should consult local playgroups and users of the current equipment during August and early September in regard to types of equipment. The clerks were instructed to:</i> <ol style="list-style-type: none"> 1. <i>Begin sourcing a range of equipment for 2 – 6 year olds to include inclusive equipment.</i> 2. <i>Investigate funding options from bodies such as the Lottery Trust.</i> 3. <i>Begin preparing tender documents for suppliers indicating the area and scope of the proposed play equipment, fencing etc.</i> 4. <i>Investigate the provision of a disabled parking space beside the facility.</i> <i>Clerks to report back at the September meeting.</i>
b)	To discuss the Commissioners submission to the Ramsey/Garff/Lezayre Boundary Review (submission due by 09.08.23). <i>It was noted that documents and maps were on display at Commissioners; Offices for the public to view. MF advised that she would be attending a meeting at an open day with Lezayre Commissioners to discuss a joint approach. SR felt that the impacts on the two authorities were very different and required different responses. Lezayre had engaged an advocate. It was agreed that Garff would not take this action. It was agreed to submit a response to the consultation along the lines of the document produced by MR in December 2022 before the 9th of August.</i>
c)	To discuss circulation of additional rates information on the website/social media (<i>Tim Kenyon</i>). <i>TK asked if additional information on how the rates were spent be published on the website and social media. This was agreed. Clerks to publish this information during August 2023. JS suggested contacting Treasury with a view to seeing about the possibility of including an insert giving information into the rate demands issued in May 2024. Clerks to investigate.</i>
d)	Heritage Rail review meeting & consultation (12 th August deadline). Tuesday 18 th July 2023 at 1.30PM.

	<i>SR to attend a Heritage Railway Meeting on the 18th July at 1.00pm at the Sea Terminal. MF stressed the importance of the heritage railways to Laxey and Garff. Concerns were raised that the northern line from Laxey to Ramsey may be under threat. The consensus was that this should be strongly opposed. MRs Caine MHK advised that contrary to popular opinion the heritage railways did cover their costs. She expressed concerns with the terms of reference of the review and advised that the services were subject to increasing government cuts. MF agreed to provide notes to enable the clerks to make a submission from the Commissioners to the review by the 13th August 2023.</i>
e)	<i>Maughold Parish Day. Saturday 15th July 2023. MF advised that the event would commence on the Village Green at 2.00pm. MR advised that the maintenance team had completed a range of support tasks for the event.</i>
f)	<i>Laxey Fair – Report from meeting 11th June. MC advised that it was disappointing that this year's Fair had had to be cancelled. It was noted that eleven people had attended the meeting, most of those attending being existing stakeholders including Mr Smith, Mr Henthorn, and the School Head. Several Commissioners and officers had also attended in a personal capacity and not as representatives of the Commissioners. Representatives of L&LHT had also attended. It was disappointing to report that only one parent had attended from the school despite the meeting being widely publicised. MC advised that further meetings would take place in due course at which a Committee would be formed. It was likely that the new Committee would handle the events finances going forward rather than the charity which had been in control of finances in past years. The constitution of any new committee had not been decided as yet. MC advised that it was hoped that the event would be 'grown' around the core of the traditional activities of Laxey Fair with as much community organisation involvement as possible. The school had agreed to compile an event programme digitally that would be circulated on social media, etc. Further updates would be provided to the Commissioners in due course.</i>
g)	<i>Future of Church buildings in the Sheading (Peter Kinnish). The future of the Sheading's churches and facilities was discussed. It was agreed to forward a letter to the Church Authorities asking if there was a plan to invest in the upkeep of the buildings. Clerks to arrange.</i>
h)	<i>Vegetation growing on the Promenade sea wall (sea-side). PK had brought this item to the agenda. Following the circulation of a report to Members on the matter he asked that the item be withdrawn and not be discussed.</i>
66/23	General correspondence -
	<i>DoI – correspondence advising of a Presumption of Dedication of Right of Way through Laxey School. JS declared a conflict of interest in this matter and withdrew. The correspondence had been circulated and was discussed. SR expressed concern about safeguarding issues. These were discussed. It was agreed that the officers should meet the PROW officer at the earliest opportunity to discuss the possibility of re-routing the path slightly and to discuss mitigation for the concerns with safeguarding the children should the right of way be proven.</i>
67/23	Committees & Boards – By exception
68/23	Operational Reports
a)	35 New Road – <i>a. River Beach Glen Road, Flood Alleviation Works - Documents had been circulated and these were noted. b. MR advised that the draft financial statements for YE 2023 had been produced and the auditors would be beginning their field work on the 27th July 2023. It was anticipated that the accounts for the year would be signed off well in advance of the 31st October deadline.</i>
b)	Cooil Roi – JM had circulated a report but had been unable to attend the meeting. In these circumstances it was agreed to postpone discussion of two matters JM had wished to discuss with the Board. These being: annual rent setting and the formation of a sub-committee for the complex.

	<i>It was anticipated that these discussions would take place when JM was in attendance at the meeting on the 2nd of August.</i>
69/23	<p>Any Other Urgent Business <i>(to be submitted in writing by mid-day the previous Tuesday to the date of the meeting).</i></p> <p><i>a. AC advised that she had been contacted by a skateboard specialist who was keen to advise and assist with opening the new skateboard park. She advised that she would forward contact details to MR.</i></p> <p><i>b. AC asked if there were any updates in regard to the landslip at the south end of Laxey Promenade. The clerks advised that there had been no communication from the developer, property owners, or government agencies. It was assumed that the matter was still in the hands of the insurance companies.</i></p>
70/23	Matters in Private
	<p>Note: Local Government Act 1985, section 65; Disclosure of Information</p> <p>'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.'</p>
a)	A request from a tenant was discussed.
	<p style="text-align: center;">Meeting closed 9.50pm Date of Next Meeting: Wednesday August 2nd 2023</p>