

LAXEY VILLAGE COMMISSIONERS

Monthly Meeting

Wednesday 2nd March 2016 at 10.00 am

Meeting Minutes

Present: Mr J James, Mr P Kinnish, Mr AJ Moore (Chairman), Mrs R. Bate (Vice Chairman),

In Attendance: Mr P. Burgess, Clerk, Ms P. Newton, Mrs P. Burgess, Mr W. Snelling.

Apologies: Mr P Hill Deputy Clerk,

Action

120/15 Planning Matters

Planning Applications

- a) **Planning Application No 16/00180/C**, in respect of retrospective application for additional use of dwelling as childminders at Lewins Cottage, Glen Road, Laxey, IM4 7AB. [LVC Ref: 3747].
It was Resolved to approve planning application 16/00180/B.
- b) **Planning Application No 16/00201/C**, in respect of additional use of dwelling as tourist accommodation at 2, Princes Terrace, Minorca Hill, Laxey, IM4 7DR. [LVC Ref: 3748].
It was Resolved to approve planning application 16/00201/B.
- c) **Planning Application No 16/00202/B**, in respect Alteration and erection of extensions to dwelling house, Stroanville House, Fairy Cottage, Laxey, IM4 7BR. [LVC Ref: 3750].
It was Resolved to approve planning application 16/00202/B.
- d) **Planning Application No 16/00205/B**, in respect of erection of a detached dwelling comprising amendments to approved PA 12/00658/B, Westwood, New Road, Laxey. [LVC Ref: 3751].
It was Resolved to approve planning application 16/00205/B.

Approval Notices (DoI Planning Committee)

- e) **Planning Approval Notice No 16/00035/B** of 17.02.16 in respect of Construction of a new bridge over Laxey River with refurbishment of section of road to both sides of bridge, including re-surfacing of road, re-alignment and re-paving of footpaths and installation of lighting. Laxey Bridge Glen Road Laxey Isle Of Man. LVC ref 3741.

Two items of correspondence circulated. See minute reference 127/15, items a) and b).

AM proposed that standing order were suspended to allow members of public to speak, seconded by **RB**. It was unanimously Resolved to suspend standing orders in order to deal with this agenda item and correspondence circulated. A detailed discussion took place with respect to correspondence and request by Ms Newton the Commissioners lodge an appeal against planning application 16/00035/B and Mrs Burgess's comments with respect to the single carriageway courtesy give way system. **AM** referred to minutes from meetings 30th and 31st December advising that a request had been made by the Commissioners representatives to the Department that the Bridge should accommodate two way traffic, however the overriding need to provide safe pedestrian access had precluded this option. **PK** proposed the Clerk write to the planning committee secretary and seek clarification with respect to the note on the decision notice and the reference to 'ornamentation', "*The applicant is encouraged to discuss the details of the ornamentation and railings with the Commissioners and Regeneration Committee with a view to potentially finding a solution which is acceptable to a greater number of local residents.*". It was unanimously Resolved the Clerk write and seek clarification. **AM** asked each member to confirm their position with respect to the request that the Local Authority lodge an appeal. A discussion took place with respect to urgency to progress building the replacement bridge, reasons stated were disruption to residents and businesses, risks associated with only having Old Laxey Hill to access the Promenade, harbour and beach areas and issues with bulging retaining wall and landslides on the Hill and Booghs. It was unanimously agreed by the Commissioners that the overriding urgency was to construct the new bridge and lodging an appeal would further delay the process. It was Resolved to note the two items of correspondence received.

Refusal Notices (DoI Planning Committee)

f) Nil.

Appeal Notices (DoI Planning Committee)

g) Nil.

Planning Enforcement (DoI Planning and Building Control)

h) Nil.

Planning – Correspondence

i) Nil.

121/15 Approval of Minutes

The minutes of the monthly meeting held on Wednesday 17th February 2016 were examined for accuracy and it was unanimously Resolved that they represented a correct statement of events.

Proposed by **RB**, Seconded by: **JJ**.

122/15 Matters arising out of the minutes 17th February 2016.

a) **Regeneration Committee - JP** stated she was concerned that the Regeneration Committee meeting were constantly being cancelled and that they had not met since October. A discussion took place and it was Resolved **JP** liaise with Richard Henthorn to compile a snagging list.

b) **Campsite Shower Block – RB** referred to the proposed meeting with the contractor at the meeting 16th March, requesting clarification is sort in respect of the costing for the water heaters.

c) **Works and Amenity - Lady Evelyn Water Wheel – PK** reported issue with the paint on the Lady Evelyn Water Wheel. A discussion took place and it was Resolved the Clerk would contact the Trust

123/15 General correspondence

a) **Manx National Two Day Trial Organisers** write on 21.02.16 to seek approval from Laxey Village Commissioners to use Laxey Beach on 27th & 28th August as per the usual terms of engagement. It was unanimously Resolved to approve the request to use Laxey Beach for the two day trial.

b) **Neighbourhood Planning Regulations 2012 – Letter from Graham Creegen MHK** requesting views on legislation. – Circulated - Report by Maughold Commissioners Clerk. A discussion took place and it was Resolved to note the report circulated.

c)

124/15 Committee Reports

a) **Municipal Association – Roz Bate, Julie Pinson – RB and JP** both advised they had been unable to attend.

b) **Laxey & Lonan Heritage Trust – Peter Kinnish – PK** reported that a new manager had been employed to run the shop, which will open on 10th March.

c) **Cooil Roi Housing Authority – Andrew Moore, Jeff James. – No Report.**

d) **Laxey & Lonan Sports and Community Facilities – Jeff James. – No Report.**

e) **Garff Joint Initiative Committee – Roz Bate, Julie Pinson. Next Meeting 09.03.16. – Report in Private.**

f) **Northern Traffic Management Liaison Committee – Roz Bate, Peter Kinnish. – No Rpeort.**

g) **Laxey Youth Initiative – Roz Bate, Jeff James. – No Report.**

h) **Regeneration Committee – Peter Kinnish, Julie Pinson. No Report.**

i) **Eastern Civic Amenity Site Joint Committee – Andrew Moore. – No Report.**

j) **Works and Amenities – Andrew Moore, Peter Kinnish. – No Report.**

125/15 Chairman's Report

Nil.

126/15 Reports

- a) **Financial year 1st April 2015 to 31st March 2016** - To appoint Accountants to prepare the Year Ending 31st March 2016 Reports for Audit. Clerk Recommends retaining SMP Accounting and Tax Ltd.

It was unanimously Resolved to appoint SMP Accounting and Tax Ltd.

- b) **Financial year ending – 31st March 2016 – Martin Kneale emails at 01.02.16** - Following the recent approval of the Garff Order, I queried with Treasury and the DoI as to whether anything had been discussed regarding the preparation of financial statements for 2016.

There are two possible scenarios, the most straight forward solution would seem to be a 13 month period to 30 April 2016. Alternatively you could elect to prepare financial statements for the year ended 31 March 2016, and then a separate set for the final month to 30 April 2016.

Both Treasury and DoI have indicated that they would have no objection to either approach (although the longer period would require a Direction under s2(1) of the Act, as statutorily the default period is to 31st March).

Regarding the signing of accounts, you will be aware that the Order has a transitional provision which transfers responsibility for all previous activity (including financial activity) to the new Garff Commissioners, such that the accounts would be signed by the Garff RFO and Board.

I would be grateful if you could discuss your preference, and let me know how you will be proceeding.

Clerk Comments – I've contacted the Authorities accountant, Ian Begley he has said "I think the most cost effective method would be the one long set from the point of view of accounts/audit fees, so this would seem sensible if you all agreed?"

It was unanimously Resolved to extent the current financial year to end 30th April 2016.

127/15 Any Other Business

- a) **Laxey Bridge Options** - Pat Newton letter dated 28th February 2016.

Ms Newton raises concerns with respect to planning process, in particular the bridge design. Ms Newton refers to the planning committee meeting on 15th February and the committees comments on the application, pointing out the Commissioners along with the regeneration committee have been given the opportunity to discuss with the applicant modifications to the ornamentation. Ms Newton calls on the Commissioners to act in the interests of residents and visitors as a whole and request an appeal of the decision to approve an application whose design actually has not been approved.

Please refer to meeting reference 120/15, item e).

- b) **Replacement Laxey Bridge** – Pat Burgess email at 2120hrs on 01.03.15. Question for Laxey Commissioners' Meeting, 3rd March 2016.

Did you put in a request to the DoI for a single carriageway bridge. I quote Mr Gawne, in answer to my query concerning the matter, "having been asked to design a single lane bridge by representatives of Laxey,". Is there any other group we should know about which has the right to represent us?

If you did make such a request, why was it not made public knowledge?

Please refer to meeting reference 120/15, item e).

- c) **On street Car parking – PK** advised that traffic wardens had been patrolling the village and raised issues with the Northern Traffic Management Liaison Group expressing concerns they did not listen to the Local Authority.

- d) **Garden Street/Glen Gardens Lower Car park.** – PK reported a section of fence had been removed. The Clerk advised the fence had been removed during the flood in December and that the Department of Environment, Food and Agriculture needed to carry out repairs to the fence to ensue flood waters could run off down the spill way.

- e) **Road Surface Defects** – **PK** expressed concerns with respect to number of pot holes on the roads around the village. The Clerk advised that all reports should be sent via DoI ‘report a problem page’, email infrastructure@gov.im or tel 850000.
- f) **Glen Gardens Pavilion - Alcohol and Music and Dance licence application** – The Clerk advised that two Residents from the Baldhoon Road had contacted the office expressing concerns that the licence application included a Marquee in the gardens next to the Glen House Home. A Commissioner expressed concern that no communication had been received by the Authority and the advertisement in the paper made no reference to the Marquee in the Garden. A discussion took place and it was Resolved the Clerk contact Events Manager at the Pavilion and seek clarification on the details of the application.
- g) **Christ Church Car Boot Sale** – **JP** advised that the Reverend Jo Dudley had asked permission to hold a car boot sale on the Promenade Green, on the afternoon of Saturday 4th June. It was unanimously Resolved to approve the request.

Meeting Closed at 12.50pm

Date of next meeting – Wednesday 16th March 2016 10.00 am