

LAXEY VILLAGE COMMISSIONERS

Monthly Meeting

Wednesday 2nd September 10.00 am

Meeting Minutes

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

In Attendance: Mr P. Burgess, Clerk.

Apologies: Mr P Hill Deputy Clerk

Action

53/15a **Guest Chris Pycroft**, Douglas Development Partnership to discuss way marking/signage, lessons learnt etc.

AM welcomed Chris Pycroft to the meeting. The Clerk briefed the meeting as to why **CP** had been invited along and his involvement with developing and implementing a way marking and signage as part of the Douglas regeneration scheme. **CP** briefed the Commissioners giving an overview of the Douglas regeneration project and the various strategies commissioned including information strategy. **CP** recommended that the Commissioners should first consider the overall image they are trying to portray to visitor coming to Laxeey and gave an example of a visitor coming to Laxeey for the first time who know nothing about the village and what kind of perception are they going to get from the signs ie modern, old fashioned, rustic, type of media etc. **CP** continued suggesting three different areas to consider, (1) way marking and orientation, (2) interpretation and (3) practical/public information. Way marking/orientation is to show people where they are, what is there to see or do, this is likely to include maps and directional information. The second stage is to have directional signage showing which way to go. A consideration would be to decide what visitors would like to see or do during their stay. In Laxeey this would be location such as the two water wheels, the beach and tram station. Once these have been agreed then in order to take someone from a to b. you can look at where to place the directional signage. **CP** advised the suggested route might not necessarily be the most direct route but one that took people past other places of interest, ie if walking from the sea terminal to the Railway station in Douglas the suggested routes takes you along North Quay. Some visitors will already know about places they want to visit ie the beach and the wheel but they might not know about King Orry's grave therefore there is an opportunity to promote places in the village they might not have otherwise known about. **CP** referred to maps and a system called head up maps whereby rather than North being at the top, the place you are looking at is at the top, this way people find it easier to orient themselves. **CP** also advised that waking times in minutes would be particularly useful in Laxeey. **RB** suggested there could be different times for walking down to the beach and walking up. **CP** suggested this should be an average time. A discussion took place as to whether inclines and walking difficulty could be shown. **CP** said it was important to ensure the signposts link up to ensure people don't lose their way. **CP** referred to trials for example the Laxeey Heritage trail saying these were also useful to visitors. **CP** moved on to interpretation for example at the Wheel and King Orry's grave suggesting there could be an opportunity to provide these on the Harbour / Promenade areas. Also the walk from the Harbour along the river could be improved with interpretation of the industrial heritage. **CP** referred to using different type of media, for example having QR codes on sign directing to web pages or online videos or audio links. **CP** said there was an opportunity to tell visitors about the village, things we might take for granted but the visitor would find interesting, for example Laxeey Fair, giving people a feel for the charm and character of the village. **CP** referred to manx language and culture, suggesting this could also be included to give visitors a 'taste'. **CP** referred to public information giving examples of bus timetables, opening times, rules and bylaws etc. **CP** referred to signage in Douglas that was negative in that it tells you what you can't do with very little positive 'what you can do' information and that they were now reviewing to including signage to invite people to have BBQ's and suggesting ways to use a space in different ways. To avoid signage clutter **CP** recommended coordinating signage and suggested working with partners such as Manx National Heritage and the Manx Wildlife Trust. Information could be also provided about business, **CP** referred to MMD and

the old pipe factory stating that some visitors to the island would be business people potentially looking to invest. **CP** referred to the importance of visual impact of signage and the use of colour palates taken from the surrounding landscape. **CP** stated that maintainability and updatability was extremely important in signage to ensure to information provided was current, therefore the selection of the map and signage media was important to allow it be easily updated. The media used in Douglas was mounted vinyl covered in glass. **CP** strongly recommended that everyone proofs reads any signage or maps prior to manufacture and that all original artwork is kept by the Commissioners. **CP** said that the majority of signage can be erected without planning consent however there was some question about this in conservation area and that advice should be sort. To assist the Commissioners in their deliberations **CP** left various items of documentation. **AM** thanked **CP** for attending. **CP** left at 10.46am.

53/15 Planning Matters Planning Applications

- a) Nil.
- Approval Notices (DoI Planning Committee)**
- d) Nil.
- Refusal Notices (DoI Planning Committee)**
- e) Nil.
- Appeal Notices (DoI Planning Committee)**
- f) Nil.
- Planning Enforcement (DoI Planning and Building Control)**
- g) Nil.
- Planning – Correspondence**
- h) Nil.

54/15 Approval of Minutes

The minutes of the mid monthly meeting held on Wednesday 19th August 2015 were examined for accuracy and it was unanimously Resolved that they represented a correct statement of events.

Proposed by: JJ, Seconded by: RB.

55/15 Matters arising out of the minutes 19th August 2015.

- a) **Minute reference 50/15, b). Suspension of Car Parking, New Road, TT and MGP.** **AM** requested an update. – The Clerk advised an email had been sent to the NTMLG secretary requesting the matter be placed on the agenda for the October meeting.
- b) **Minute reference 47/15a. Cranleigh Ville, Glen Road** – A detailed discussion took place with respect suitability of the Cranleigh Ville site for Commissioners Offices and possibly off road parking/park and ride facilities. It was resolved the Clerk write to the Department to ascertain if the property was still available.
- c) **Minute reference 50/15, b). Road races Bill 2015 – Consultation.** **RB** advised she had read the bill and that the proposed amendments corrected a number of existing anomalies such as removing the requirement for marshal's to be sworn in and for the Chief Constable to be the Chief Marshal. **RB** advised there was currently no provision for road racing on Sundays during the August/September festival and this is another matter they are trying to address. **AM** thanked **RB** for briefing the Commissioners and it was resolved to note the Road races Bill 2015 – Consultation.
- d) **Minute reference – 51/15, a). Works and Amenity – PK** requested two item be added to the reported circulated at the last meeting, these being surfacing the Glen Road recycling area and tidying up the Henry Bloom Noble Green at the end of the promenade, particular reference was made to replacing the wooden fence posts. A discussion took place with respect to a erecting a fence at the front of Sunny Cottage, it was Resolved no further action required.

- e) **Minute reference – 52/15, b). All Saints Church** - Steve Rodan emails on 18/08/2015 at 14:32. I am pleased to forward for your consideration all the financial information regarding All Saints Church which I had requested some time ago from the Archdeacon. This arrived while I was away on leave, hence the delay in passing on to you.

When you have had a chance to consider it, perhaps we can all meet as a group as we did before to consider the best way forward. *Documents Circulated.*

A discussion took place and JP advised the Mr Rodan would be arranging a meeting.

56/15 General correspondence

- a) **Date for your diary – “Working with the Legislature”.** I can now confirm the details for the Forum meeting for all Clerks, Commissioners and Councillors, on the subject of “Working with the Legislature, and perhaps an improved Understanding of How the Legislature actually Works”. This is to be held on **Tuesday 29 September 2015 at 5.45 pm prompt in the Legislative Buildings** (room to be advised at a later date); it will be led by Mr Jonathan King, Clerk to Tynwald, and his staff. Tea and coffee will be provided. There will be no charge to Municipal Members or Member Authority Clerks.

If you would like to put your name down to attend, please advise Barbara Dunworth or the Clerk well in advance and no later than a few days beforehand, in order to give them a chance to set up a suitable room for the number attending.

Resolved to Note.

- b) [Consultation on New Regulations for Public Health \(Tobacco\) Bill \(Part 1\)](#) The Public Health (Tobacco) (Amendment) Bill successfully completed its passage through the Branches of Tynwald at the end of June 2015, and is now awaiting Royal Assent. In association with the amended Act, the DHSC is progressing new Regulations under part 1 of the Act and would like to seek your comments. The New Regulations can essentially be broken down into 3 parts: 1) Displays of tobacco products; 2) Displays of price lists; and 3) Brandsharing. Comments should be submitted by Monday 28th September 2015 in writing, by post to: Tobacco Control Regulations 2015 Consultation Department of Health and Social Care Crookall House, Demesne Road, Douglas IMI 3QA or by email to: colin.brew@gov.im.

Resolved to Note.

- c) David.Corteen@itd.treasury.gov.im e-mails at 1714 hours on 19.08.15 a Consultation on proposed changes to National Insurance for Workers over State Pension Age - Proposal to end age exemption from National Insurance payments. The Treasury has launched a public consultation on a proposal to stop workers being exempted from making National Insurance contributions once they reach state retirement age. The change would mean that anyone who is employed or self-employed beyond state retirement age would pay National Insurance (NI) in the same way as their younger counterparts. Ending the age exemption was one of the recommendations from consultancy Ci65 in its report on the challenges facing the Island's state pensions and benefits system, which is largely funded by NI contributions. Announcing the proposal in his Budget speech in February this year, Treasury Minister Eddie Teare MHK said: 'I see no reason why anybody should effectively get a pay rise courtesy of the National Insurance Fund when they reach state retirement age.' He added that this would be a significant change so it would not be introduced immediately and would be considered over the next twelve months. The Treasury consultation 'Proposed Changes to National Insurance for Workers over State Pension Age' opens today (Wednesday August 19, 2015) and closes on Wednesday October 14. It is available in the consultations section of the Government website – <https://www.gov.im/about-the-government/government/government-consultations/>

A brief discussion took place. Resolved to Note.

- d) Steven.Tallach@gov.im e-mails at 1720 hours on 21.08.15 regarding Consultation on Cape Town Convention and Aircraft Protocol - The Department of Economic Development has published a consultation paper on extension of ratification of the Cape Town Convention and Aircraft Protocol to

the Isle of Man. The Convention and Protocol are two instruments which together provide an internationally agreed framework for the legal rights of financiers of mobile equipment for aircraft, in order to reduce the cost of borrowing and thereby encourage the flow of capital for high value aircraft equipment. The Convention and its Protocol have been ratified extensively worldwide, and the Department seeks the views of interested parties on extension of ratification to the Isle of Man. A copy of the consultation paper is attached and can be found on the Isle of Man Government's website here: <https://www.gov.im/ConsultationDetail.gov?id=523> Comments may be submitted in writing by post, fax or email by no later than **Friday 2 October 2015**.

Resolved to Note.

- e) Helen Goldie at Department of Infrastructure emails at 19.08.15 at 08:53 with Draft Lease for Laxey Harbour Toilets attached. Further to your letter dated 29th April 2015 to Ann Reynolds and subsequent emails between Ann Reynolds and yourself in June I attach a draft lease for consideration by Laxey Village Commissioners for the management of Laxey Harbour toilets. The draft lease is for a 21 year term at £10 per annum with a 3 yearly rent review by MRPI. This would include the management and day to day maintenance of the facilities however the Department would retain responsibility for the main exterior structural maintenance and the current access controls. *See Attached Blue Papers.*

*A discussion took place and it was Resolved the Clerk write and ask whether the Commissioners would have the ability to stipulate opening and closing times and **RB** proposed the Clerk contact the Clerk to Castletown Commissioners and seek advice on what arrangements they have with the department with respect the opening and closing times etc . **JP** expressed concerns in respect of the state of repair of the plumbing and proposed Commissioners visit to inspect. **JP** expressed concerns with the disabled alarm and were the alarm will be raised.*

57/15 **Committee Reports**

- a) **Municipal Association** – Roz Bate, Julie Pinson. ***RB** advised that Minister Gawne was due to attend the meeting, however he did not turn up on the night and there were no apologies given.*
- b) **Laxey & Lonan Heritage Trust** – Peter Kinnish – ***PK** advised that due to members not being available that the meeting had been postponed.*
- c) **Cooil Roi Housing Authority** – Andrew Moore Jeff James. Meeting 24.06.15. ***AM** advised the kitchen replacement scheme was progressing well, however there had been an issue with plaster work that had not been given sufficient time to dry before cupboards were mounted on the wall resulting in green mould. This matter was now resolved.*
- d) **Laxey & Lonan Sports and Community Facilities** – Jeff James – *No Report.*
- e) **Garff Joint Initiative Committee** – Roz Bate, Julie Pinson. Next Meeting 09.09.15. *No Report.*
- f) **Northern Traffic Management Liaison Committee** – Roz Bate, Peter Kinnish. Next Meeting 20.10.15. *No Report.*
- g) **Laxey Youth Initiative** – Roz Bate, Jeff James. *No Report.*
- h) **Regeneration Committee** – Peter Kinnish, Julie Pinson. ***JP** reported the meeting had been cancelled at short notice.*
- i) **Eastern Civic Amenity Site Joint Committee** – Andrew Moore. *No Report.*
- j) **Works and Amenities** – Andrew Moore, Peter Kinnish.

58/15 **Chairman's Report**

- a) **AM** advised there was nothing to report.

59/15 **Reports**

- a) Nil.

60/15 **Any Other Business**

- a) **AM** referred to the footpath from Captains Hill to the MER station and sort clarification with respect to ownership. The Clerk confirmed the property was the responsibility of Department of Infrastructure, Estate Shared Services. **AM** described the path as an abomination and proposed that Mr Justin Rosa could petition the department and request they carry out works to improve path. The Clerk advised that the matter had been discussed by the Regeneration Committee and an action was outstanding to carry out works to improve the footpath. It was Resolved the Clerk would seek an update from the Department.
- b) E-mail from Andrew Sidebottom to Steve Rodan regarding Laxey Glen Car Park at 1509 hours on 28.08.15 - Good morning Mr Rodan, Apologies for the delay in getting back to you. As part of the new lease and to extend the availability of ground to the tenants to facilitate a wider range of services (including forest school and potentially adult education in terms of property and countryside maintenance) the wider Glen and top car park area have been included. In light of this it was felt appropriate to try to tackle the issue with long term parking/storage of vehicles (often un-used and poorly maintained) and also reflect the fact that the tenants are actually paying rent for the area and as such need to have some control over what they need from it. The tenants are currently trying to secure planning consent to offer a nursery in the premises and traffic management is a key consideration of this. It is hoped that this facility will offer something extra to the village and as such the Department were trying to be supportive in helping to manage parking. I am sure that in the future, once demands on parking for the premises are clear, there will be a more flexible approach to the parking situation and, as you rightly point out, it is not actively policed even at present. Key drivers for the signage are to be able to manage the "abandoned" vehicles that take up spaces and give the location a run-down appearance and to clarify the availability of parking for the planning process. If you could bear with the situation in the short/medium term we will then be able to discuss this matter with the tenants and I am sure that a pragmatic long term solution will be achievable. The tenants are keen to be a part of the village and I know that they are already looking at projects which may actually help with such issues for the future. If you would like to meet or discuss this further I would be more than happy to do so and I expect that our tenants would also be willing to do so as well.
The Clerk advised he had undertaken some research and since April 2011 the Department of Infrastructure had only dealt with one abandoned vehicle at this location, compared with the rest of Laxey where there had been a total of 23. The Clerk suggested that rather than restricting the car park to user of the pavilion and the glen, perhaps time limits should be applied and in any case the notices were not enforceable. A discussion took place and it was resolved to wait until the planning decision had been published.
- c) Isle of Man Guide 2016 – Laxey Campsite - Application form for advertisement minimum size 1/16 at £250. Last year a 1/16 page advertisement cost £244.
*It was unanimously resolved to approve the placement of the advertisement.
The Clerk advised that the advert carries the minimum price for an adult staying one night and sort direction from the Board as to whether there would be an increase in campsite charges for the 2016 season. A discussion took place and it was unanimously resolved the charge for an adult staying one night would be increase from £7.00 to £8.00.*
- d) Sophie from Flyboard Isle of Man emails on 02.09.15 at 0051hrs.
I am writing to inform you that the 'family fun day' will no longer take place due to other commitments. As this was our first year of operation we did not have enough competitors so we hope to hold our first event in 2016. We will still be in Laxey on Sunday (6th) but only to carry out our normal operations. We are extremely sorry for any inconvenience and sorry that we could not make the event a success this year.
Resolved to note.
- e) **Glen House Home Exterior painting works - AM requested it be noted in bold type that during recent painting works the suspension of half the car parking spaces in the Glen Street car park was not acceptable, particularly as the works were carried out during the festival of motorcycling fortnight when the car parking along the Rose Gardens was also suspended.**

Continuing AM stated that whoever gave the contractor permission, if anybody, should not have done so. A discussion took place.

- f) Disabled Access from to Mines Tavern from the MER station - AM** reported he had visited the station and Mines Tavern with his wife who is a wheel chair user and had experienced extreme difficulty accessing the Mines Tavern, due to lack of any paved pedestrian access in the station. Pedestrian access from the station to the Tavern is currently gravel and in one area railway ballast. A discussion took place and it was resolved the Clerk contact the Regeneration Committee secretary to raise the matter and seek an update on outstanding works in respect of paving/access.
- g) Glen Road Water Fall- PK** reported there was a lack of signage indicating where the waterfall was. A discussion took place and it was Resolved **PK** investigate options and report back the Board.
- h) JP** advised customers had been coming into her premises expressing concerns regarding issues with the tetra radio system and whether funding for a replacement had been approved. Resolved to Note.
- i) JP** reported there had been issues with traffic on the Promenade Sunday 30th September and that two events, a car boot sale and the Vintage motorcycle club rally had taken place on the same day and asked that only one event be allowed at once. The Clerk advised the Commissioners had not received any notification in respect of this year's motorcycling event and that in previous years the organiser from the VMCC had contacted the Commissioners to advise the date of the rally. A discussion took place.

Meeting Closed at 12.15pm.

Date of next meeting – Wednesday 16th September 2015 10.00 am