

## LAXEY VILLAGE COMMISSIONERS

### Monthly Meeting

Wednesday 4<sup>th</sup> March 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, Three members of public.

**Apologies:** Mr P Hill Deputy Clerk

Action

### 133/14 Planning Matters

#### Planning Applications

a) Planning Amendment Notice No 15/00130/B of 23.02.15 in respect of conversion of ground floor shop to residential accommodation alterations to rear garage and installation of replacement windows and door at 43 New Road, Laxey. [LVC ref: 3707]. *Original approved by LVC.*

*Resolved to approve Planning Amendment no.15/00130/B.*

b) Planning Application No 15/00187/B of 20.02.15 in respect of alterations and erection of a dormer extension and ground floor extension to rear elevation of dwelling at Harbour House, Tent Road, Laxey, IM4 7DB. [LVC Ref: 3709].

*Resolved to approve Planning Application no. 15/00187/B.*

c) Planning Application No 15/00196/B of 23.02.15 in respect of demolition of existing building and erection of a pair of semi-detached dwellings with parking at the Methodist Sunday School, Glen Road, Laxey, IM4 7AQ. [LVC Ref: 3710].

*Resolved to defer decision to meeting 18.03.15. Clerk contact occupants to the two adjacent properties.*

d) Planning Application No 15/00207/B of 25.02.15 in respect of installation of replacement windows to front and rear elevation at Hollywood Cottage, Glen Road, Laxey. [LVC Ref: 3711].

Submissions before Friday 27th March 2015.

*It was Resolved to recommend refusal of the planning application on the grounds outlined below:*

- *There is insufficient detail contained within the application in respect of the type and style of the windows.*
- *The existing windows are sliding sash with external Georgian glazing bars, the replacement windows should match this type and style.*

#### Approval Notices (DoI Planning Committee)

d) *Nil.*

#### Refusal Notices (DoI Planning Committee)

e) Planning refusal notice No 14/01332/A of 03.03.15 in respect of approval in principle for erection of a dwelling addressing siting and means of access at land to rear of Briardale, South Cape, Laxey. [LVC Ref: 3701]. *Approved by LVC.*

*Resolved to Note Panning Refusal Notice No. 14/01332/A.*

#### Appeal Notices (DoI Planning Committee)

f) Planning Appeal result Notice No 14/00335/B of 19.02.15 in respect of appeal against refusal to allow erection of a detached dwelling with associated parking on land adjacent to Cliff Cottage, Back Shore Road, Laxey. Appeal dismissed. Refusal to stand. [LVC Ref:3670]. *Approved by LVC.*

*Resolved to Note Planning Appeal Result Notice no. 14/00335/B.*

#### Planning Enforcement (DoI Planning and Building Control)

g) *None.*

#### Planning – Correspondence

h) *None.*

### 134/14 Approval of Minutes

The Minutes of Mid Monthly Meeting held on 18<sup>th</sup> February 2015 were examined for accuracy, and it was unanimously resolved they represented a correct statement of events.

*Proposed RB, Seconded JJ.*

**135/14 Matters arising out of the minutes 18<sup>th</sup> February 2015.**

- a) 132/14, f). – Dilapidated properties – **PK** advised he had been contacted by a resident with concerns about two properties at South Cape. The Clerk reported the Environmental Health Officer, from the Department of Environment, Food and Agriculture, had visited the properties and had subsequently contacted the complainant in respect of the rodent problem. A letter would also be sent to the property owner requesting they undertaken essential works to make the properties weather tight and prevent public access to the land from the road. A general discuss took place in respect of dilapidated properties and it was Resolved to invite the Environmental Health Officer to a future meeting to brief the Commissioners on the process of assessing and dealing with dilapidated properties. **JP** to raise the matter of legislation and process for dealing with the properties through the Municipal Association.

**136/14 General correspondence**

- a) Sandra Henderson of the Mobile Library e-mails at 1406 hours on 18.02.15 - In response to your email of 29th January. We have discussed your enquiry about an agreement whereby your residents receive free membership. Henry Bloom Library is funded by Douglas Borough Council, we no longer have this security from the government. However, we feel that as we now operate as a charity we would not gain anything by offering this. You would have to cover the cost of current membership which stands at £915 just for us to break even on the subscriptions which goes nowhere near the cost of the books we provide. This does not allow for potential future members or for the cost of books we also provide for Laxey school. I have worked out a fairer approach using the last Census population figures and the proportion for each district in regard to the funding we need to raise. This equates to £2526 for Laxey. I have put this to other Commissioners who have asked and although we appreciate you may not be able to contribute the full amount we would gratefully receive anything you can afford. We do value your support and it is an invaluable service for places like Laxey and has always been appreciated by our borrowers there. Here are some of the recent comments we received from Laxey residents who use the Mobile library when we asked them "What the Mobile Family Library means to me" "This service is amazing, the staff are really helpful and considerate. Please do not let the mobile library go." "A social gathering – friendly staff ensuring a great welcome - a lively "vibe" with good banter and some skeet – an excellent and up-to-date selection of books – all at an affordable subscription ..... What's not to like?" "Although I have a kindle I still love choosing books from the mobile library. To see and feel books is not to be under estimated. I enjoy meeting friends and neighbours on the bus too. The mobile library is a great asset to communities across the Island, the staff couldn't be more friendly and helpful. The bus keeps people in touch with each other and the magical world of books." "I joined the mobile library in 1995 and since then my 3 granddaughters also joined, it's fun to help them to read. The staff are friendly and very helpful to find any book you ask for." I trust this may help you with your decision and can provide any further information should you require it.

*A discussion took place and it was unanimously Resolved to approve the proposal to provide Laxey residents with free access to mobile library service. The cost of provision of this service being £2,526 per annum.*

*Proposed AM, Seconded RB*

- b) Jo Callow, Head of Technical and Customer Services and Secretary to the Planning Committee emails at 0851hrs on 19.02.15.

Thank you for taking the time to convey your Commissioners feedback by way of your letter dated the 16th instant.

Please be aware that the purpose of my mail shot to the local authorities and agents was to imply the potential in moving toward more electronic processes to support the planning procedure, particularly

that we are already introducing the issue of planning decision notices, where we can, by email. Also where representations are being received now, these are being publicised on receipt, online alongside the electronic copy of the application.

The Department in no way intends to remove completely the ability for receipt and processing of paper planning applications but to introduce the potential that where an application can be made electronically, provided an agent has the ability and resource to do so and the proposal is of a minor nature, then the receipt of such should be allowed. Keep in mind any submission has to be of quality, size and scale that the Planning Officer is able to determine exactly the applicant's intentions.

Further, I hoped to flag up to certain users of the planning system that the move toward the potential for handling services electronically was the intention of the Department. Please be aware some authorities and agents have yet to introduce any means of electronic contact whatsoever, and it more was to these bodies that I wished to flag intentions.

As a result of my email I have been made aware of the websites that some authorities are developing and maintaining toward supporting the planning process in their areas. This is impressive and appreciated as by doing so, and progressing dedicated advice for their constituents, assists officers in the planning office – the Port Erin example can be viewed on this link <http://www.porterin.gov.im/s.nl/sc.15/category.13/f>

If you could assure your commissioners accordingly I would appreciate it  
*Resolved to Note.*

## 137/14 **Committee Reports**

- a) **Municipal Association** – Roz Bate – **RB** reported she had attended the meeting called by Marown Commissioners, advising the Paul Craine had done a presentation on the ongoing Isle of Man Strategic plan consultation. Concern were raised with regard to the predicted increase in population contained within the documents. This was based on the 2011 census report however indications were that primary school intakes were either static or failing and removal firms had reported the majority of their work involved moving people off island. **RB** stated the consensus was that the consultation should be delayed until the result of the 2016 census were reported and confirmation of any changes to the overall population confirmed. **RB** continued stating that Howard Quayle MHK and minister for Health had been in attendance at the MA meeting 26.02.15, briefing members on the 'Canterbury model' used in New Zealand. RB provided the following written report –

*I attended the meeting, called by Marown Commissioners on Tuesday 21st Feb. In attendance were representatives of Marown, Braddan, Douglas, Onchan, Lonan and myself from Laxey. Paul Craine of Marown gave a slide show regarding the Governments projected figures for the increase in population for the next 11 years until 2026 Govt. reckon there will be an extra 5000+ people on the Island by 2026, this will need an increase in housing of 500 per annum, with a decrease in household sizes. The breakdown of houses needed in the East will be 1600 in Douglas, 606 in Onchan, 170 in Laxey and Union Mills (no mention of Lonan) and 200 in Braddan, Santon, Crosby, Glen Vine. The feeling of the meeting was that a) the Eastern Strategic Plan, which is due out for public meetings, should be delayed until after the 2016 Census and b) the projected figures are vastly over estimated. Govt want replies from Local Authorities by 13th March and it was agreed unanimously that each Authority should write giving our views on these 2 matters.*

*On Thursday 25th I attended the Municipal Association meeting which Minister for Health and Social care- Howard Quayle attended. At present there are 3.4 workers to every person on pensions, in 25 years time this will be 1.8 to 1, which is why the pension and health care schemes need to re-adjusted. The aim of the Dept of Health is to decrease the number of persons in Hospital, where it costs £360 per person per day and to increase the numbers looked after in their own homes, with the help of more care personnel. When questioned about people moving to the Island Mr Quayle informed us that Non EU residents e.g. Australians, New Zealanders etc could not get free drugs, treatment for the 1st 3 months, whilst EU residents could receive all their treatment but not all benefits immediately. ( Even though we as Associate Members of the EU could not get free treatment abroad). When questioned on*

waiting lists at Nobles Mr Quayle stated that the Eye Clinic List was at present 14-16 weeks, but it was pointed out to him that at least 2 of those present had been waiting in excess of 6 months. At present there is no plan to charge patients for Doctors appointments but in the future there might be a system where No shows could be charged - and Laxey Surgery apparently has the highest number of no shows. Future plans for the Health Service could be based on the New Zealand Plan using the Canterbury Model. See <http://www.cdhb.health.nz/What-We-Do/Projects-Initiatives/kings-fund/Pages/default.aspx> Unfortunately I had to leave the meeting at 8.45, further details will be available in the minutes of the Municipal Association shortly.

- b) **Laxey & Lonan Heritage Trust** – Peter Kinnish – No Report
- c) **Cooil Roi Housing Authority** – Andrew Moore Jeff James – No Report. Next meeting 09.03.15.
- d) **Laxey & Lonan Sports and Community Facilities** – Jeff James - No Report. Date of next meeting to be advised.
- e) **Garff Joint Initiative Committee** – Roz Bate, Julie Pinson. – No Report.
- f) **Northern Traffic Management Liaison Committee** – Roz Bate, Peter Kinnish – No Report.
- g) **Laxey Youth Initiative** – Roz Bate, Jeff James – No Report.
- h) **Regeneration Committee** – Peter Kinnish, Julie Pinson Next meeting. A discussion took place with respect to comments about the new paving in the station. No direction given.
- i) **Eastern Civic Amenity Site Joint Committee** – Andrew Moore. – No Report.
- j) **Works and Amenities** – Andrew Moore, Peter Kinnish. – No Report.

**138/14 Chairman's Report**  
No Report.

**139/14 Reports**  
a) Nil.

**140/14 Any Other Business**

- a) **Date for Diary.**  
Meeting to discuss future of All Saints Church, Lonan. Monday 9<sup>th</sup> March at 2pm, LVC Boardroom. **PK and RB to attend. Noted.**
- b) Kevin Kniveton from the MEA telephones to seeking a meeting with representatives form Laxey Commissioners to discuss options for providing street light(s) on Captains Hill. **PK and PB to meet with Kevin Kniveton to discuss options.**
- c) Diane Brown, Planning Policy Officer at Department of Infrastructure emails on 03.03.15. Further to my email on 5<sup>th</sup> February 2015 I would like to advise you of **changes** to the final consultation event for Local Authorities this coming Friday 6<sup>th</sup> March 2015. The events were organised to help Local Commissioners understand: the plan process, the proposed Policy changes and the supporting evidence associated with the Draft Isle of Man Strategic Plan 2015. The first event was held on Friday 27<sup>th</sup> February 2015, at the Town Hall, Peel between 4pm and 7pm. We appreciated the attendance of representatives from Patrick and Onchan Commissioners but on the whole the event was not as well attended as we had hoped. Given that I have only had one Local Authority confirm that they may send a representative to the Douglas event, it has been decided to change the format slightly for this week's event. The event on **Friday 6<sup>th</sup> March 2015** will still go ahead at the Sea Terminal, Douglas but will now be run only between **4pm and 6pm**. The location will be the first floor, Meeting Room 'West 1' (on the Highway Services side). The event remains open to all Local Authority Commissioners, and Officers of the Department will be available to talk to about any aspect of the Strategic Plan Review. As a reminder, the Draft Plan can be viewed via the Department's webpage: <http://www.gov.im/categories/planning-and-building-control/planning-policy/strategic-plan/> All of the supporting evidence which the Department has used in preparing the Plan is also available. Also, display material will remain in the lobby area of the Sea Terminal until Friday 13<sup>th</sup> March 2015 which is the final day of the consultation. We hope that all Local Authorities are able to respond in some

form to the consultation on the Draft Isle of Man Strategic Plan 2015. All representations received will be considered by the Department and forwarded in due course to the independent Planning Inspector appointed to conduct the Public Inquiry. If you have any questions, please get in touch.

d) *JP advised she would attend, RB to attend if possible.*

e) **Public Meeting, Coastal Flooding.** PK referred to the public meeting at the Working Mens Institute on Thursday 26<sup>th</sup> February. Options presented at the meeting were:

- Second set back sea wall
- Rock armour revetments
- Raised Harbour Wall

A general discussion took place and a number of other options were tabled including incorporating the second set back wall into the walls of the land side properties, protection for individual properties and a temporary sea wall to be erected at time of bad weather forecasts. It was resolved the Clerk write to the property owners in the 'at risk' areas and place notices on the Promenade seeking feedback. The Commissioners would await feedback from interested parties before reverting back to the department.

f) AM enquired if the Laxey link bus sign would be moved to a more visible location at the coach park, currently the sign is obscured when coaches park there. The Clerk advised the Department of Infrastructure had indicated they would move the sign to alongside the coach park waiting area.

Meeting Closed at 12:20pm.

Date of next meeting – Wednesday 18<sup>th</sup> March 2015 10.00 am