LAXEY VILLAGE COMMISSIONERS

Mid Monthly Meeting

Wednesday 16th September 2015 at 10.00am.

Meeting Minutes

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

In Attendance: Mr P. Burgess, Clerk.

Apologies: Mr P Hill Deputy Clerk, Mrs J. Pinson

61/15 Planning Matters

Planning Applications

- a) Planning Application No 15/00993/B of 27.08.15 in respect of erection of three detached dwellings to replace existing single dwelling at The Mariners, South Cape, Laxey, IM4 7JB. [LVC Ref: 3729]. Four letters of objection were circulated and a detailed discussion took place with respect to the application. The Board recommends refusal of the application on the grounds outlined below.
 - 1. The development is over intensive for the site in question,
 - 2. It has an adverse impact on the visual amenity of the surrounding area and properties therein,
 - 3. The amount of parking proposed is inadequate for the number and size of properties and there is no suitable on street parking outside or nearby, therefore the proposal fails to meet the requirements of Laxey and Loan Area Plan Order 2005, policy L/CP/PR/2.
 - 4. The provision for dealing with surface water, described in the design report, by connecting the system to the foul drainage system fails to meet the requirements of Laxey and Lonan Area Plan Order 2005, policy L/S/PR/1.
 - 5. The Development does not comply with or meet the criteria of the Isle of Man Strategic Plan, 6.2 Development within land-use zones General Policy 2 in that it doesn't,
 - (b). respect the site and surroundings in terms of the siting, layout, scale, form, design and landscaping of buildings and the spaces around them;
 - (c). does affect adversely the character of the surrounding landscape or townscape;
 - (e). does affect adversely public views of the sea;
 - (g). does affect adversely the amenity of local residents and the character of the locality;
 - (h). does not provide satisfactory amenity standards in itself, including where appropriate safe and convenient access for all highway users, together with adequate parking, servicing and manoeuvring space;
 - (i). does have an unacceptable effect on road safety or traffic flows on the local highways.
 - 6. The Development does not meet the criteria of Isle of Man Strategic Plan Environment Policy 42.

Approval Notices (DEFA Planning Committee)

- c) Nil
 - **Refusal Notices (DEFA Planning Committee)**
- d) Nil.
 - **Appeal Notices (DEFA Planning Committee)**
- e) Nil.
 - Planning Enforcement (DEFA Planning and Building Control)
- f) Nil.
 - Planning other Correspondence
- g) Nil.

62/15 Approval of Minutes

The minutes of the mid monthly meeting held on Wednesday 2nd September 2015 were examined for accuracy and it was unanimously Resolved that they represented a correct statement of events. *Proposed by: RB*, Seconded by: JJ.

63/15 Matters arising out of the minutes 2nd September 2015.

a) Cranliegh Ville, Glen Road – The Clerk provided an update advising he was still waiting a response from the Department. A discussion took place with respect to the property and it was Resolved the Clerk a meeting with Treasury Head of Valuation and Asset Management.

64/15 General Correspondence

a) Internal Audit Arrangements year end 31st March 2016 – As per the requirements of section 6, Accounts and Audit Act 2013, the Authority is required to undertake an Internal Audit. Moore Stephens were engaged in 2012 for 3 years to provide internal audit services however this arrangement has now expired.

A discussion took place and it was Resolved to engage Moore Stephens for a further year.

Miners Statue Lighting - Ivor Hankinson Forwards email from Peter Geddes with proposals for lighting the Miners Statue.

Hi Ivor, we were happy with our study on the installation of lighting.

One of my associates who works for the MUA made an enquiry regarding a mains supply.

As far as I understand the suggestion was that a supply could possibly be brought to the curtain wall from an existing street lighting point.

This simply means that there wouldn't be a permanent supply but if fact a switched supply that would become active when the street lighting comes on.

It is likely that a small cost for the consumption of electricity would be added to the commissioners lighting bill.

The next move would be to arrange a meeting with a representative from the MUA along with LLHT and LVC and possibly the MER.

A discussion took place and it was resolved the Clerk contact the MUA and seek a price estimate for the provision of an electrical supply pillar to the Heritage Garden.

c) Captains Hill Double Yellow Lines - Andrea Hawley emails on 08.09.15 at 1354hrs. Thank you for your email in connection with Captains Hill.

I understand that you wish this item to be discussed at the next TMLG. However, having quickly looked at your request I do not feel that this is a traffic management issue, and in fact, to place the double yellow lines on the opposite side of the carriageway may actually increase any road safety issues, as pedestrians could emerge from the footpath straight onto the highway.

If at any time in the future, this location is due for major resurfacing works, we could look at the possibility of request.

A discussion took place and it was Resolved **RB** and **PK** would raise the matter at the next NTMLG meeting.

d) Department of Infrastructure letter/enclosures of 03.09.15 in respect of correspondence required for Local Authority/Department of Infrastructure waste Working Group Meeting on Monday 7th September 2015.

Resolved to note.

Helen Goldie e-mails at 1628 hours on 09.09.15 regarding Harbour Toilets - Thank you for your email. With regard to your points I can advise accordingly: (1). Access – Yes Laxey Village Commissioners will be able to have input into the opening and closing times. They are currently set to open between 08:00 and 18:00. Should an amendment to these times be requested, this can be done via the Ports Division and if you contact Colin Jones from the Ports team via email or telephone (colin.jones2@gov.im or 686928) and this can be actioned. (2). Cleaning regime – The toilets are currently cleaned once a day by the Department and this would be acceptable to us, however we are

happy that Laxey Village Commissioners can consider the needs required based on the principle that they are maintained to a clean and hygienic level. I hope this helps clarify the points raised, should you have any further questions please do not hesitate to contact me.

The Clerk advised further correspondence had been received advising there was no disabled alarm in the toilets. A discussion took place with respect to opening times and it was resolved this should be 8am and 8pm. It was resolved to lease the Harbour toilets from the department. Proposed **PK**, Seconded **RB**.

Rencell Hill Speeding Vehicles – Bob Wragg calls into the Commissioner's office to request consideration be given to traffic warning signs/speed calming measures on Rencell Hill. Mr Wragg is concerned that a number of young children who now live on the road maybe at risk.

A discussion took place and it was resolved the matter along would be raised by **RB** at the next NTMLG meeting. **PK** proposed that there should be slow signs or junction warning signs on New Rd on the approach to Telephone Exchange rd. junction. **RB** proposed that she meet with the Clerk to compile a list of proposed/outstanding works for the department.

65/15 Reports

Nil.

66/15 Any Other Business

a) Garff Joint Initiative - Draft letter reference consultation and public meetings. Commissioners to put forward keys points they wish to communicate in the in respect of the argument to for a Garff Board

A discussion took place and it was agreed to forward the following points.

- Strength in unity
- Cost effectiveness in delivery of functions and services
- **Building Control Approval notice for 15/07277/OTH** for campsite together with progress cards and requirement for £395.00 payment with Notice of Commencement of Works.

The Clerk provided an update on the progress of the scheme advising expression of interest were being sort and that works would be tendered as soon as possible. It was resolved to approve the payment of £395.00.

- Letters of objection to Planning Application No 15/00993/B of 27.08.15 in respect of erection of three detached dwellings to replace existing single dwelling at The Mariners, South Cape, Laxey, IM4 7JB. [LVC Ref: 3729]. Submissions before Friday 25th September 2015. (Objectors are Mrs P. Newton, 2 Glen View, South Cape; Mr R. Jones, Olinda, South Cape; Mr J. Northey, Ballabank, South Cape; Mr & Mrs D. McDaid, Shamrock House, South Cape; Mr G. Martin, 38, Derwent Drive, Onchan Executor for Tempest Cliff, South Cape). *Please refer to item 61/15, item a*).
- d) Hedge Cutting on Upper Rencell AM enquired if the road sweeper would be following around after the hedge cutter. The Clerk reported the sweeper was scheduled to go out that afternoon. PK commented that the hedge cutting on the Main Road,
- **Road Sweeping and Gulley Cleaning RB** reported that Kinrade Haulage had attended the Garff meeting and advised that they now had a road sweeper/gulley Cleaning and would be submitting a price for these works. A discussion took place with respect to disposal of the arising from road sweeping. The Clerk advised that he believed the arising's was classed as street litter and could be disposed of at the Energy from Waste Plant, however further enquiries were required to confirm this.
- f) Glen Road Car Park PK stated the Commissioners had agreed to look at resurfacing the area and generally tidying it up. A discussion took place and it was resolved the Clerk contact planning department to enquire if planning permission is required. AM to enquire at the ECAS meeting with respect to Textile recycling banks. Clerk to seek a suitable contractor to remove the damaged wall and tidy up the end of the wall.

- g) Camper Van on Laxey Promenade RB reported that there was a camper van had been parked on Laxey Promenade for an extended period of time. A discussion took place and it was resolved the Clerk to investigate.
- h) Works and Amenities PK raised a number of Matters relating to the Government property. A discussion took place and it was resolved PK circulate a list which will be forwarded to the Department of Infrastructure Estate Shared Services.
- Tree at Henry Bloom Noble Recreation Ground PK reported that a large tree was leaning towards the new Groundsmen shed and thought permission had been given to remove this. The Clerk advised sometime age the DEFA forester had been down to inspect the trees and permission had been given to remove a diseased Ash tree, this work had been completed. Other trees in the vicinity of the shed had been inspect and deemed to be healthy.

Meeting Closed at 11.44am

Date of next meeting - Wednesday 1st October 2015, 10.00 am.