

LAXEY VILLAGE COMMISSIONERS

Mid Monthly Meeting

Wednesday 17th December 2014 10.00 am

Meeting Minutes

Present: Mrs R.Bate (Vice Chairman) [Arrived at 10.46am] 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,

The Clerk stated apologies had been received from Mr Roz Bate advising delayed arrival.

99/14 Planning Matters

Planning Applications

- a) Planning Amendment Notice No 14/01147/B of 01.12.14 in respect of Erection of detached garage with office accommodation below being an amendment to 11/01597/B, (Approved by LVC) at Nirvana, Ramsey Road, Laxey. [LVC Ref: 3689].
Resolved to Approve Planning Amendment notice No 14/01147/B.
- b) Planning Application No 14/01358/B of 28.11.14 in respect of installation of a replacement front door at Glenwood, Glen Road, Laxey, IM4 7AH. [LVC Ref: 3703].
Resolved to Approve Planning Application No 14/01358/B.

Approval Notices (DoLGE Planning Committee)

- c) Planning Approval Notice No 14/01013/B of 10.12.14 in respect of erection of a cattery at Highfield, Stoney Road, Laxey, IM4 7NB. [LVC Ref: 3686].
- d) Planning Approval Notice No 14/01204/B of 11.12.14 in respect of window and door alterations and installation of a condenser to retail premises at the Co-op Store, White House Buildings. [LVC Ref: 3693].
- e) Planning Approval Notice No 14/01270/B of 15.12.14 in respect of replacement of existing shop front at 1, New Road, Laxey, IM4 7AZ. [LVC Ref: 3695].
- f) Planning Approval Notice No 14/01281/B of 15.12.14 in respect of installation or replacement windows to side elevation at Sea Bank, The Promenade, Laxey, IM4 7DD. [LVC Ref: 3696].
- g) Planning Approval Notice No 14/01287/B of 15.12.14 in respect of replacement of existing glazed annexe roof with light weight roof tiles at Iona, Ramsey Road, Laxey, IM4 7PT. [LVC Ref: 3697].
Resolved to note Planning Approval Notices 14/01013/B, 14/01204/B, 14/01270/B, 14/01281/B and 14/01287/B.

Refusal Notices (DLGE Planning Committee)

- h) Planning Refusal Notice No 14/01189/A of 10.12.14 in respect of approval in principle for erection of a dwelling addressing siting and means of access at land adjoining Ard Reayrt, Laxey. [LVC Ref: 3691].
Resolved to note Planning Application No. 14/01189/A.

Appeal Notices (DLGE Planning Committee)

- i) Planning Appeal Notice 14/00335/B of 12.12.14 in respect of erection of a detached dwelling with associated parking on land adjacent to Cliff Cottage, Back Shore Road, Laxey. [LVC Ref: 3670]. Hearing is on Wednesday 21st January 2015 at 1400 hours. Please acknowledge this correspondence and state whether anybody will be attending.
Resolved to note Planning Appeal Notice 14/00335/B.

Planning Enforcement (DLGE Planning and Building Control)

- j) Nil.

Planning - other Correspondence

k) Nil.

100/14 Approval of Minutes

The Minutes of the monthly meeting held on Wednesday 3rd December 2014 were examined for accuracy and it was unanimously resolved that they represented a correct statement of events.

Proposed JJ, Seconded PK

101/14 Matters arising out of the minutes 3rd December 2014.

- a) **JP** stated she felt the minutes should contain more detail. The Clerk advised that the guidance provided by the department was the minutes of Local Authority meetings are a record of what was done, not of what was said: accordingly they should be confined to the decisions taken, they should not be a verbatim record of how the decision arrived at. A discussion took place and it was resolved that if requested by a member the Clerk would record any relevant additional information.
- b) **PK - 94/14, a).** Asked if we were in receipt of costs for undertaking the proposed waste audit the Clerk stated he had been advised to formally write to the Borough Engineer and would report back in due course.
- c) **PK - 95/14, e).** Asked if there had been any further communication on this matter. The Clerk advised they were still waiting for the Rev Jo Dudley to circulate the reports. **JP** advised the hand bell ringers would be performing carols in the promenade shelter on Saturday 20th December at 1pm.
- d) **PK** stated he had spoken to the proprietor of the village workshop and that they would be happy to quote for undertaking the repairs to the raft. Clerk to contact and arrange an onsite meeting with **PK**.
- e) **JP** – Advised the Contractor undertaking the maintenance works to the Promenade Shelter had contacted her to arrange to put up the fairy lights, however then transformer had been removed pending installation of the new doors. A discussion took place and it was Resolved that the Contractor return the lights to the Commissioner's Office.
- f) **JP – 96/14, b).** **JP** raised the matter of Mines Road toilet. **AM** proposed that as the toilets service the 'biggest tourist attraction' on the Isle of Man the Commissioners write to the Director of Manx National Heritage and request a contribution towards the cost of refurbishment. A discussion took place and it was Resolved **JP** and **PK** visit the toilets with the contractor who undertook the works to the Promenade Shelter and report back to the Board with the proposals for works.
- g) **AM - 99/14, f).** Asked if the Clerk could write to Department of Infrastructure Estate Shared Services and enquire whether Cranleigh Ville was still on the market. *Resolved.*

102/14 General Correspondence

- a) Partington, Nixon & Kinrade letter of 04.12.14 regarding Plot at Ard Reayrt, Ramsey Road, (*Planning Application No 14/01189/A of 16.10.14 in respect of approval in principle for erection of a dwelling addressing siting and means of access at land adjoining Ard Reayrt, (behind Wayside, Ramsey Road located at j/w Ard Reayrt). [LVC ref: 3691].*), stating their surprise at LVC's change of decision and fact that the application is under planning consideration and both they and the applicant have incurred costs as a consequence of LVCs original approval.
Resolved to note.
- b) Invitation from Douglas RNLi Station to the Chairman, Commissioners and families to their Sir William Hillary Commemorative Service 2015 to be held on Sunday 11th January 2015 at 1500 hours at St Georges Church. This is followed by refreshments. RSVP with attendee numbers before 31.12.14.
No one available to attend.
- c) Mark Humphrey of Long & Humphrey e-mails at 1557 hours on 05.12.14 - Further to your e-mail to Tracy, I confirm that this firm would be pleased to act on behalf of the Commissioners in relation to threatened legal action under the Tenancies of Business Premises Act 1971 by the tenant of the Promenade Kiosk. I attach our standard letter of engagement for your information and look forward

to receipt of the relevant leases and correspondence etc. Owing to high cost, the Clerk seeks directions to proceed.

Resolved to engage Long and Humphrey to provide legal advice to the Commissioners.

- d) Department of Economic Development provide copy of 2015 Visitor Guide. *Passed to RB for Campsite. Resolved to note.*
- e) Freedom of Information Bill 2014 - Letter regarding the Freedom of Information 2014 Bill from the Minister for Policy and Reform, together with enclosures stated. *Passed to JJ for comments.*

103/14 Reports

a) **Financial Review 2014/15 with recommendations for 2015/16 budget 1st Draft 11th December 2014.**

The Clerk briefed the Commissioners on the report circulated. The main change to the rates recommended for 2015/16 was due to the funding required for the proposed transferred services. The Clerk advised that the fixed refuse charge could remain at £163, however the saving made by freezing the EFW charge would need to be raised to cover the cost of provision of the transferred services. A discussion took place and it was Resolved this should be funded via an increase in the Village Rate. The Clerk advised that money required to be collected to cover the difference was £13,200, however based on the information provided by the Department of Infrastructure, the initial estimate for providing the transferred services was less. It was Resolved a budget provision of £10,000 be provided to cover the costs plus any contingencies, this would equate to an increase of 8p/£. Current rate 165p/£, increasing to 173p/£.

- b) **Internal Audit Report for the year ending 31st March 2015.** See attached white papers. *Resolved to approve. Proposed AM, Seconded JJ.*

104/14 Any Other Business

- a) Isle of Man Fire and Rescue letter of 10.12.14 acknowledging the Commissioners letter and states that their policy is to retain all the Island's Fire Stations and ensure that they remain viable and continue to operate. *Resolved to note.*
- b) Draft Planning Application of 10.12.14 in respect of approval in principle for the redevelopment of the Commissioners Building and adjoining land owned by the Manx Electric Railway. Please peruse the said document and forward any comments as soon as possible because it is proposed to submit this application within the next week. *A discussion took place and it was Resolved that in order to keep all option open the Architect be directed to proceed with the Application.*
- c) Minister for Home Affairs writes on 12.12.14 to acknowledge letter from Laxey Commissioners regarding concerns about Fire Service cuts and attempts to provide assurance as to their future intentions. *Resolved to note.*
- d) **Discussion in Private Decision moved to Public.** **JP** advised she had spoken to the proprietor of the Laxey Diner who had expressed concerns the Kirk Michael Chippy was taking business away from them. A discussion took place and it was Resolved the only solution would be to apply a licence fee licence in line with the Commissioner rate levied on the Laxey Diner and it was Resolved in this case a fee of £5 per week would be appropriate and as previously agreed based on one visit per week with conditions applied. **AM** expressed concerns that as the proprietor of the Promenade Kiosk **JP** had a pecuniary interest in the matter and should declare an interest. **JP** signed the register of interest.
- e) **JP** reminded that the Commissioners had agreed to provide a toilet sign on Laxey Promenade opposite the Kiosk with direction to both public toilets. Resolved Clerk to progress.

- f) **RB** reported the Road sign at the top of Old School Hill required attend. Resolved Clerk to arrange repair.
- g) **RB** requested the Clerk contact the Department of Environment Agriculture and Food to request they removed the accumulated mud in the lower Glen Gardens Car Park.

Meeting Closed at 11:55am
Date of next meeting - Wednesday 7th January 2015, 10.00am.