

LAXEY VILLAGE COMMISSIONERS

Mid Monthly Meeting

Wednesday 21st January 2015 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 people in the public gallery.

Apologies: Mr P Hill Deputy Clerk,

AM opened the meeting and thanked **RB** for chairing the previous meeting.

113/14 Planning Matters

Planning Applications

- a) Planning Application No 15/00016/B of 09.01.15 in respect of installation of replacement window to side elevation at Sea Bank, The Promenade, Laxey, IM4 7DD. [LVC Ref: 3705].

Resolved to approve planning application no. 15/00016/B.

- b) Planning Application No 15/00017/A of 12.01.15 in respect of approval in principle for demolition of existing Commissioners Offices and replace with a residential development at 35 New Road, Laxey, IM4 7BG. [LVC Ref: 3706].

A discussion took place with respect to future plans for Commissioners Office and whether the current building was fit for purpose. The Clerk advised that following a survey of the building the Government valuer had written to the Authority recommending the site was sold along with the adjacent land with agreement from the Department of Infrastructure. It was understood from discussions that had taken place previously the estimated cost of refurbishing the building including the principle rafter replacement would be in the region of £200K, the valuation of offices in its current condition was £150K, however the building would not be worth the combined value once refurbished, therefore it would be difficult to justify the investment in a business case and gain treasury approval. It was Resolved that no decision had been made on this matter, however the option of disposing of the property needed to be investigated further and the matter would be discussed again when planning had made a discussion on the application.

Approval Notices (DoLGE Planning Committee)

- c) Planning Approval Notice No 14/01147/B of 13.01.15 in respect of erection of detached garage with office accommodation below being amendment to 11/01597/B at Nirvana, Ramsey Road, Laxey, IM4 7PY. [LVC Ref: 3689].

Approved by LVC.

Resolved to approve planning approval notice no. 14/01147/B.

- d) Planning Approval Notice No 14/01358/B of 19.01.15 in respect of installation of replacement front door at Glenwood, Glen Road, Laxey, IM4 7AH. [LVC Ref: 3703]. *Approved by LVC.*

Resolved to approve planning approval notice no. 14/01358/B.

Refusal Notices (DLGE Planning Committee)

- e) Nil.

Appeal Notices (DLGE Planning Committee)

- f) Nil.

Planning Enforcement (DLGE Planning and Building Control)

- g) Nil.

Planning - other Correspondence

- h) Planning Appeal Withdrawal Notice 14/01189/A of 15.01.15 regarding withdrawal of appeal against refusal to allow an in principle erection of dwelling on land adjoining Ard Reayrt. [LVC Ref: 3691]. Refused by LVC. Refusal stands.

Resolved to note Planning Appeal Withdrawal Notice no. 14/01147/B.

114/14 Approval of Minutes

The Minutes of the monthly meeting held on Wednesday 7th January 2015 were examined for accuracy and it was unanimously resolved that they represented a correct statement of events.

Proposed by: RB. Seconded by: JJ.

115/14 Matters arising out of the minutes 7th January 2015.

- a) **107/14, a).** – **Promenade Kiosk lease** – Meeting with Mark Humphrey 1000hrs on Thursday 8th January. **PK** and **AM** to brief Commissioners.
Matter deferred to private meeting.
- b) **PK** raised a number of matter relating to works and amenity matters advising he was still waiting to meet with Mr J Clawson in respect of the Mines Road Toilet. **PK** also advised the Diving Raft was now in the village workshop being repaired.

116/14 General Correspondence

- a) Mobile Family Library, Westmoreland Road, Douglas, IM1 1RL, telephone 640650, www.familylibrary.im, writes on 06.01.15 to Laxey and Lonan Commissioners regarding funding for this Service, which is now a Registered Charity. The service costs £250,000.00 to run annually and so far they have raised half of that sum. They need to raise the balance before August 2015 and seek support from the Local Authorities. Please contact Sandra Henderson on Sandra.Henderson@familylibrary.im to discuss the matter.
A discuss took place and it was unanimously Resolved the Clerk write to enquire if an arrangement could be entered into whereby the Commissioners pay an annual fee which gives residents free membership.
- b) Malew Parish Commissioners invitation to their Civic Service on Sunday 8th March 2015 at 1500 hours at the Abbey Church, Ballasalla followed by refreshments at the Ballasalla Village Hall. RSVP to Barry Powell, Malew Parish Commissioners, Main Road, Ballasalla, IM9 2RQ, telephone 823522, malewcommissioners@manx.net.
No one available to attend. Resolved to note.
- c) Tynwald Annual Report 2013 to 2014.
Passed to JJ.

117/14 Reports

- a) **Deferred from Meeting 07.01.15.**
Financial Review 2014/15 with recommendations for 2015/16 budget, 2nd Draft dated 2nd January 2015. With amendments agreed by the Board at the meeting 17th December 2014.
The Clerk briefed the Commissioners on the amendments made following discussions at the meeting 17th December. A discussion took place and it was resolved to maintenance to fixed refuse charge at £163 per household and increase the village rate by 9p to 174p/£. While saving had been made in certain areas such as the Audit fees, additional funding was require to pay for the transferred services.
Proposed PK, Seconded AM, unanimously resolved.

118/14 Any Other Business

- a) Emma.O'shiel@gov.im, e-mails at 1415 hours on 16.01.15 regarding the Draft Isle of Man Strategic Plan 2015 - You may recall that in December 2013, the Department announced its intention to review the Isle of Man Strategic Plan 2007. The Plan, which was approved by Tynwald in 2007, sets out the Department's general policies in respect of the development and other use of land and has, since then, informed both the allocation of land for development and the assessment and determination of planning applications. Early in 2014, all of the Local Authorities were invited to attend an event designed to help explain the intentions behind the Review. This formed part of the preliminary publicity stage and we would like to think that all of the Commissioners who had the chance to speak to Officers found it helpful. The Department has now considered all of the representations submitted to the preliminary publicity, collated its background evidence and prepared a Draft Plan. The Draft Isle of Man Strategic Plan 2015 has now been published for a period of consultation between 16th January 2015 and 13th March 2015. The Policy Team plans to arrange an event for Local Authorities

part way through the consultation period in a similar manner to that held earlier this year. Further information regarding this event will be sent out shortly but you may wish to let me know which day of the week would be most suitable (an afternoon/evening event is anticipated). In the meantime, if you would like to discuss the Draft Isle of Man Strategic Plan 2015 with Officers of the Planning Policy Team, please get in touch. In order to highlight to you those parts of the Isle of Man Strategic Plan 2007 which are proposed to be changed, I can advise that the policy changes relate only to Strategic Policy 11, Housing Policies 1 and 3 as well as some elements of the accompanying text. The Department's reasoning for this focused Review is that: the contents of Isle of Man Strategic Plan 2007 still largely provide adequate guidance, and that such a focused approach will allow the remaining Area Plans to be prepared more swiftly than would otherwise be the case. The Policies which are affected by the Review are: Strategic Policy 11 (The Isle of Man Strategic Plan 2007): The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001-2016. Housing Policy 1 (The Isle of Man Strategic Plan 2007): The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001-2016. Housing Policy 3 (The Isle of Man Strategic Plan 2007): The overall housing provision will be distributed as follows: • North 1,200; • South 1,300; • East 2,500; • West 1,000; • All island 6,000. The revised Policies and proposed text changes are set out clearly in the Draft Isle of Man Strategic Plan 2015 in blue text and the 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. Understanding the views of all of the Local Authorities on the Island in respect of the revised Plan are a valuable part of the process and all representations received will be duly considered by the Department before the Plan is examined at the Public Inquiry. The Department would prefer all responses to be submitted via the web survey which can be accessed from the above website or via <http://www.gov.im/consultations.gov> Alternatively, the Response Forms can be downloaded, printed and completed by hand. The consultation on the Draft Plan is open from mid-day on Friday 16th January 2015 until 5pm on Friday 13th March 2015 and we trust that this is sufficient time to allow the Commissioners to review all of the information, talk to Officers if necessary and prepare a considered response. It is also worth mentioning that a staffed public display is planned for Saturday 21st February 2015 in the lobby area of the Sea Terminal building between 10am and 2pm and material will be on display for the length of the consultation period. All representations received on the Draft Plan 2015 will be considered by the Department and forwarded in due course to the independent Planning Inspector appointed to conduct the Public Inquiry. I would like to encourage you to take this opportunity to comment on the Draft Isle of Man Strategic Plan 2015 and if you wish to discuss anything further please free to contact me. Mrs Diane Brown MRTPI, Planning Policy Officer, Strategy, Policy and Performance Division, Department of Infrastructure, Sea Terminal Building, Douglas, Isle of Man IM1 2RF, email: diane.brown@gov.im, Telephone: 01624 685905.

A discussion took place and it was Resolved to defer any comment until the Commissioners had read and digested the documentation. Clerk requested to obtain a paper copy of the consultation documents.

- b)** Owners of Fairways, Ramsey Road, Laxey, writes on 09.01.15 to say that they own a strip of land on right hand side of road leading to Ard Reayrt and want to be kept informed of any plans the Commissioners may have regarding their bit of land.
Resolved to note – Copy of letter to be placed on the planning file.
- c)** Miners Statue – Official unveiling Saturday 2nd May 2015, at 2.15pm, Laxey and Lonan Heritage Trust seek a contribution towards the cost of which includes a Civic reception at Laxey Working Mens' Institute. LVC chairman invited to attend a meeting to finalise arrangements.

The Clerk updated the meeting stating the provisional date had been changed to 23rd May. A discussion took place and the Board resolved in principle to provide funding for the event subject being provided with estimated costs.

- d) Elaine Caley e-mails at 1244 hours on 19.01.15 regarding Holocaust Memorial Day - I am writing to invite you and a guest to the Island's commemoration of Holocaust Memorial Day on Sunday 25 January 2015. The Service takes place at St Ninian's Church, Ballaquayle Road, Douglas at 3.00 pm. The congregation is requested to be seated by 2.45 pm. Holocaust Memorial Day is a time to remember all the innocent victims of Nazi persecution, and to remind ourselves that evil ideologies and regimes are not necessarily a thing of the past. The Isle of Man has a long and proud tradition of parliamentary democracy and it is therefore entirely appropriate that the Government and the people of the Island should be marking Holocaust Memorial Day.

No one available to attend. Resolved to note.

- e) Denise Maddrell e-mails at 1711 hours on 19.01.15 - Please find attached a draft copy with plan of an Order for Dumbell's Terrace which the Department is proposing to make and which will be advertised in the local press advising the public that this draft copy will be available for inspection at your offices. Could you please ensure that this is done and that a copy is brought to the attention of your Commissioners. Any objections to the proposal(s) which you may wish to make should be sent to Highway Services Administration, Department of Infrastructure, Sea Terminal, Douglas on or before **Thursday 5 February 2015.**

A discussion took place and it was Resolved the scheme met the requirements previously agreed by the Commissioners.

- f) Judy Brown email, On behalf do the dog club, I am requesting permission to use the recreation field on Glen Road on SUNDAY 12th JULY 2015 for our annual fun dog show in aid of charity. We will need it from approximately 10am till 5pm. Judy Brown, Secretary, Laxey Dog Club.

Resolved to approve the request to hold the annual dog show.

- g) Andrea Hawley emails on 12.01.15 with final designs for Minorca Hill, Ramsey Road and Ballaragh Road double yellow line schemes.

RB reported that at the recent Northern traffic liaison group meeting **PK** had requested a 'through traffic' sign be placed on the Ramsey side of the Minorca crossroads. **RB** advised the reason for this sign was to try to discourage Ramsey to Douglas traffic using Minorca Hill/Old Laxey Hill. A detailed discussion took place. **RB** put forward an argument that the traffic on Minorca Hill/Old Laxey Hill was only busy during at peak commuting times in the morning and evening and diverting traffic through the village would cause problems at junctions at Ard Reayrt and Captians Hill/Mines Road etc. Following further debate it was Resolved the Clerk write to Ms Hawley requesting 'through traffic' signs on New Road on the approach to Old Laxey Hill and Ramsey Road on the approach to Minorca Hill. In order to assess the effectiveness of this proposal the Clerk also to request a traffic survey before the signs are erected and in 12 months time once the signs were in place. The Board Resolved to review the effect on traffic and whether the signage should remain in place.

- h) Matter Arising – Garff meeting 14.01.15 - Email from Roy Corlett seeking resolution from each Board.

The key points to try and establish are whether –

- (i) all of the existing members from each of the 3 local authorities are fully aware that their numbers will be reducing from 5 – 3 wef 1st May 2016? and
- (ii) all existing members are content with this proposal, or do they have reservations, concerns?

RB circulated a copy of an the email advising the matter had been discussed the recent Garff meeting and the committee had recommended their respective Boards approve Mr Corlett's option to deal with the reduction in Board members from 5 to 3 via the Garff (Local Government District) Order. A discussion took place and it was unanimously resolved to accept the proposal to reduce members from 5 to 3 via the provisions of the Garff (Local Government District) Order.

Furthermore it was Resolved to undertake further public consultation once the draft order had been circulated to the Garff Commissioners.

- i)** A Laxey Resident emails at 1936 hours on 20.01.15 - I Understand that there are proposals to close down and sell off the Commissioners office in Laxey. I also understand that this will be the subject of a committee meeting on 21 January 2015. I would like to raise my objection to the proposal to sell the Commissioners office. There has been a dire lack of public consultation in regard to this matter. It is also an important asset that belongs to the people of Laxey. No decision should be made to sell of the building until a proper period of consultation has been undertaken with all the facts given to the people of Laxey.
A discussion took place and it was Resolved to write advising no decision had been made, however the Board are investigating all options available.
- j)** **JP** stated she had been to view the Mines Road toilet with MR J Clawson. Following the meeting **JP** telephoned the Clerk to request an Architect produce drawing and that quotes for works obtained. The Clerk advised he had subsequently emailed **JP** to advise the Boards Resolution on this matter was for **JP** and **PK** to meet with Mr J Clawson and report back to the Board. **PK** advised he still wished to meet with Mr Clawson.
- k)** **JP** reported that at the recent Municipal Association meeting had spoken to Mr Bill Corlett of Department of Infrastructure and requested the Department inspect and clear all gullies in Laxey prior to responsibility being handed over to the Local Authority and that Mr Corlett given an assurance he would deal with the matter. The Clerk advised he'd received email correspondence from Mr Corlett on Friday 16th January and had subsequently provided details of gullies known to be blocked. A discussion took place and it was Resolved the Clerk would follow the matter up.

Meeting Closed at 12.40pm

Date of next meeting - Wednesday 4th February 2015, 10.00am.