

Lonan Parish Commissioners

Statutory Meeting

Wednesday 11th December 2013 at 1815 hours in the Laxey Commissioners Office.

MINUTES

Present: Mr J. Faragher, Mr M. Burgess, Mr S. Clucas, Mr S. Clague, (1830 hours), Mr P. Hill. **Apologies:** Mr N. Dobson.

Chair: Mr J. Faragher. **Clerk:** Mr P. Hill.

The Meeting commenced at 1818 hours.

82/13 Minutes of the Statutory Meeting of 19th November 2013.

Action

The Minutes of the Statutory Meeting of 19th November 2013 were examined for accuracy, and it was agreed that they represented a correct statement of events.

Proposed by: MB. Seconded by: JF.

83/13 Matters Arising out of the Minutes.

- a) **SC – 76/13(e)** – sought clarification of the basis of the 30% increase in refuse disposal costs. **PH** provided the rationale behind the estimate.
- b) **JF – 78/13(i)** – asked if the Clerk had sent the letter to the Department regarding the change in Board Expenses. **PH** replied that he had circulated the letter for approval, but this had not been provided, consequently the letter has not been sent.

84/13 Private Sessions.

85/13 Planning Applications.

- a) Planning Application No 13/91341/B of 12.11.13 in respect of conversion of an existing barn into a residential dwelling house at Thie Eirinagh, Ballaragh Road, Lonan, IM4 7PN. **PH**
Approved.
- b) Planning Application No 13/91346/A of 13.11.13 in respect of approval in principle for the erection of a detached dwelling on land adjacent to Westdene, Croit-e-Quill Road, Lonan. *A full discussion took place after the Clerk had provided an overview of the planning applications that have been made in respect of this property. The Board took the unanimous view that there had not been any material changes to the site in question that would alter the original decision of the Board in 2007 to oppose development on this land, in that it constitutes over development on a site that is restricted by poor access and close proximity of other dwellings and the stream located alongside. They believe that the development will overlook the properties below. The Board also accepts the views expressed by the Planning and Building Control Department in their grounds for refusal. (See PA 07/000905/A). in relation to the Laxey & Lonan Area Plan Order 2005.* **PH**
- c) Planning Application No 13/91376/B of 19.11.13 in respect of alterations and extension to dwelling at Close Moar Farm, Glen Roy, Lonan, IM4 7QF. **PH**
Approved.
- d) Planning Amendment Application No 13/91331/B of 04.12.13 in respect of conversion and extension of existing garage to mixed residential use/storage of business equipment at Detached garage Block, Cooil Roi Mansion House, Barroose Road, Baldrine. (Consists of alterations to boundary line to incorporate existing residential property). **PH**
Approved.

SEC arrived at 1830 hours and extended his apologies for his late arrival.

- e) Planning Amendment Application No 13/91408/B of 27.11.13 in respect of alterations and extension to dwelling comprising amendments to approved 13/00753/B at Baldrine Lodge, Main Road, Baldrine, IM4 6ET. PH
Approved.

86/13 Correspondence.

- a) Resident of Ballabeg, writes to Highways on 13.11.13 asking for response to his earlier correspondence of 16th and 29th January 2013 regarding imposition of a speed limit on stretch of road from Ballabeg to Baldrine. PH
~response~
Copy of letter from Director of Highways, of 05.12.13 to Resident regarding A2 Ramsey Coast Road – Speed Limit between Ballabeg and Baldrine. This letter explains in detail the reason why no speed limit will be imposed on this stretch of road. *Noted.*
- b) Planning Enforcement Officer writes on 21.11.13 regarding Ballamoar Farm Complaint about unauthorised use and states that the matter has been fully investigated and no offences have been disclosed. *See PEM – 15.08.13 – 46/13(g). Noted.*
- c) Garwick Beach Clean Up - The brilliant job was done by Richard Corkill and Fay Gordon who live at Baldrine, on the main road, very close to the former shop. They contacted Beach Buddies and we supplied bin bags and they went down to Garwick two weekends in succession. The first week Beach Buddies collected all the bags, after Richard and Fay brought them back from the beach themselves, and the following weekend they had some help to take the bags away. Richard and Fay say they want to keep Garwick Beach clean in the future, and Beach Buddies is very happy to help them again any time. They collected a huge amount of rubbish and we have discussed them unofficially "adopting" Garwick as their local beach for the long term future. They did the job with a smile and real enthusiasm - just what Beach Buddies is looking for. Does the Board of Commissioners want to recognise this excellent piece of Community work by letter or other way? *PH was asked if he had thanked them for their work to which he replied that he had not as he was awaiting the Boards' instructions. The Board unanimously agreed that a letter of thanks should be sent.*
- d) John Quayle e-mails at 1622 hours on 27.11.13 to Cowin regarding ECAS Minutes - Further to the minutes from Monday's Joint ECA meeting I must point out the error in A9 Budget in that John Wrigley confirmed the Department will: from 1st April 2014 no longer subsidise the lease cost of the ECA site, which for 2013/14 is just under £70k p.a. and; Phasing out over the next two years (2014/15 50% and 2015/16 50%) the subsidy paid for recycling Televisions & PC Monitors. I would estimate this would be £10k for 2014/15 and a further £10k 2015/16. *Noted.*
- e) Municipal Association e-mails latest RHCC Report for October which includes comment - The plant was reported to be running at 70% capacity – the minimum required for efficient use. This led to a discussion of the impact of increasing waste charges at the plant. There was reassurance from the DoI representative that there was room for both efficient plant use and recycling schemes. *SC provided an overview of the discussions that had taken place at the last Municipal Meeting.*
- f) The Department of Infrastructure is proposing to introduce public speaking at its Planning Committee. Speaking is to be allowed in accordance with a guidance leaflet that is attached for your information. Initially it is proposed that this be undertaken as a 12 month trial (starting at the Planning Committee to be held on 18th December 2013) with a decision regarding its permanency

being taken at the end of the trial period.

In order to allow the successful operation of public speaking, please note the following changes to our existing procedures:

- 1) Following the introduction on 18th December 2013 of public speaking, the date of the next planning committee meeting will be advertised one week in advance of that meeting in the IOM Courier, so that the public are alerted to the fact that an application in which they are interested may be on the agenda that will be published the following week. The dates of all Committee meetings are advertised on the Department's web-site.
- 2) Responsibility will remain with the applicant/agent and/or any parties that have made comment (including your authority), to follow the progress of an application and register to speak (should they wish to do so) at the appropriate time.
- 3) Registration **by phone or in person** at the public counter **by the deadline** is the **only** avenue for registration to speak. Please refer to the leaflet for further information.
- 4) Anyone attending to speak must present the identification number that will be given the caller on registration.

It is hoped that the opportunity to speak will be embraced and further assist parties in presenting an open and interactive planning process. Please be aware that due to the bank holidays surrounding Christmas 2013, the Committee meeting day for the initiation of public speaking (December 18th) is, unusually, a Wednesday. This means that the agenda will be published in the afternoon of 12 December and the deadline for registering to speak will be 4.30pm on the 17th December. Should you have any questions as to the process please do not hesitate to contact myself or Miss J Chance at your earliest opportunity on 685950.

A discussion took place and it was noted.

- g)** Minutes of the Garff Meeting of 3rd December 2013. Two (2) Resolutions are required as a result of these minutes, firstly in relation to the Garff Refuse Contract and secondly in relation to the future of the Garff Joint Initiative Committee. *The Board unanimously approved the first Resolution to renew the current Refuse Contract, Proposed by SEC and seconded by MB. With regards to the second Resolution to form a Garff Board, the Clerk explained that the purpose of this was to agree in principle, which was not a binding decision, to investigate the benefits or possibilities of forming a new Board with three Wards consisting of equal representation. That this would involve canvassing public opinion and seeking approval of Tynwald; to do so required that this investigation commence immediately in order to stand a chance of being enacted, if they so wished, before the next Local Authority elections in 2016. A forthright discussion took place and it was unanimously decided to reject the Resolution at this stage until they had a full Board present and that ND could clarify the position and future intent. PH advised the Board that both Laxey Commissioners and Maughold Commissioners had passed Resolutions supporting this proposal. The Board decided that the matter would be discussed again at the next Statutory Meeting when their current decision could be re-visited.*
- h)** Richard Ronan writes on 04.12.13 on behalf of the Department of Infrastructure attaching a copy of the Local Government (Members' Allowances) Order 2013 with explanatory notes. He concludes by saying that he is aware of certain concerns expressed by some authorities and the matter will be reviewed in twelve months' time. *Noted.*
- i)** Government review of the Isle of Man Strategic Plan 2007. In 2011, the Government undertook the Census. From analysing the resultant data, the Economic Affairs Division of the Treasury has been able to make predictions about future population growth on the Isle of Man. The current 2007 Isle of Man Strategic Plan was based on the 2001 and 2006 Census data and this was used to calculate the number of dwellings likely to be required across the Island to meet the needs of the growing population up until 2016. The time has now come to update these figures using the revised 2011 Census data. The Department has identified the parts of the Plan (including Policies, supporting text,

PH
SC
SEC.

tables and appendices) which may require revising in order to update the Plan to a longer time horizon. The rest of the Plan will remain untouched by the Review and will essentially “roll forward” as worded in the 2007 Plan. The Preliminary Publicity Consultation Document details which parts of the existing Plan are subject to review. Details of the consultation and all the relevant documentation can be found on the Government website at the following link <http://www.gov.im/categories/planning-and-building-control/planning-policy/strategic-plan/>. The consultation will run from the 6th December 2013 closing at 5pm on the 31st January 2014. All responses need to be made on a Response Form which can be completed electronically via the website or filled in by hand and returned to the Planning Office. In order for Local Authority Clerks and Commissioners to learn more about the review and what the consultation is about, an open house consultation event has been scheduled. This will take place at Murray House, Douglas on Monday 6th January 2014. Officers from the planning policy team will be present from 3pm to 7pm to assist in explaining the scope of the review, the process and to answer any questions. Please feel free to attend at any point during these times but it would be useful if those wishing to attend notify the Planning Office either by emailing planningpolicy@gov.im or calling 685 950.

SC & SEC to attend.

- j) Royal National Lifeboat Institution invitation to the Sir William Hillary Commemorative Service 2014 on Sunday 12th January 2014 at 1500 hours at St Georges Church, Douglas, followed by refreshments. RSVP before 31.12.13. PH
MB to attend.

87/13 Enforcement Matters.

- a) None.

88/13 Special Agenda Items.

- a) None.

89/13 Any Other Business.

- a) **SEC** – Raised the matter of rate debtors and requested that action should be taken against them and temporary rate reductions should no longer be granted. A discussion took place and **SC** agreed that he would write to **SR**. SC
- b) **PH** – handed out a file containing the relevant information to assist the Board in determining the rates for the year 2014 to 2015.

There being no further business, the Meeting closed at 1915 hours.

The next Meeting of the Authority will be held on Tuesday 7th January 2014 at 1815 hours to Determine the Rates for the Year 2014 to 2015.

The next Statutory Meeting of the Authority will be held on Wednesday 21st January 2014 at 1815 hours.