

# Lonan Parish Commissioners

## Statutory Meeting

Tuesday 19<sup>th</sup> February 2013 at 1815 hours in the Laxey Commissioners Office.

### MINUTES

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

**Chair:** Mr N. Dobson. **Clerk:** Mr P. Hill.

The Meeting commenced at 1820 hours.

#### 110/12 Minutes of the Statutory Meeting of 15<sup>th</sup> January 2013.

Action

The Minutes of the Statutory Meeting of 15<sup>th</sup> January 2013 were examined for accuracy, and it was agreed that they represented a correct statement of events.

**Proposed by:** SC. **Seconded by:** MB.

#### 111/12 Matters Arising out of the Minutes.

- a) **ND – 101/12(a)** – Confirmed that the signs had now been erected and gave a brief over view of a forthcoming return to America to repeat the challenge in 2014.
- b) **ND – 101/12(b)** – Confirmed that the Bus Stop was not going to be moved and indicated his approval of installing a street light at the location. *This matter is dealt with at 114/12 (d).*
- c) **SC – 105/12(f)** – Asked if a decision had been reached with regard to this application, to which **PH** stated that it hadn't, and a discussion took place
- d) **SC – 106/12(a)** – Informed the meeting that a motion to start training courses was passed by the members in attendance.
- e) **PH – 109/12(b)** – Informed the meeting that works were now on-going to move and replace/repair the Baldrine sign.

#### 112/12 Private Sessions.

#### 113/12 Planning Applications.

- a) Planning Application Amendment Notice No 12/01677/B of 28.01.13 in respect of alterations and erection of two storey extension to dwelling at Sea View, Ballaragh, Lonan, IM4 7PN. (Amendments are in relation to the proposed rear pitched roof). Original approved by LPC.

*No additional comments, submission not necessary.*

- b) Planning Appeal Hearing Notice No 12/01312/B of 15.02.13 in respect of appeal against refusal to allow erection of a dwelling at Ramillies, Clay Head Road, Baldrine. Hearing to take place on Thursday 14<sup>th</sup> March 2013 at 1100 hours at Government Offices. RSVP. (Refused by LPC). *No Commissioners are available to attend the hearing.*

PH

#### 114/12 Correspondence.

- a) Stephen Pitts of Buchanan & Pitts e-mails at 1533 hours on 07.01.13 a quotation for the painting of the Pillar Clock. *(Carried over from SM – 15.01.13 – 106/12(f)). A discussion took place and it was agreed that the Contract should be awarded as above.*

PH

*JF arrived at 1830 hours.*

- b) Malew Parish Commissioners invitation to their Civic Service on Sunday 3<sup>rd</sup> March 2013 at 1500 hours at the Abbey Church, Ballasalla followed by refreshments. RSVP to 823522 or [malewcommissioners@manx.net](mailto:malewcommissioners@manx.net). *JF agreed to attend.* PH/JF
- c) Minutes of Municipal Association Meeting of 29.11.12 and 31<sup>st</sup> January 2013. *SC provided an overview of the meetings that he had attended and informed the Board that as stated above, a training programme was to be arranged; criticism had been made about a Government Minister's comments about the number of refuse vehicles in operation and that the comments were ill informed; the Leader of Douglas Corporation had not attended to clarify his comments about Local Government Reform; the Chief Minister had agreed to meet the Association in February; Mr Ronan had asked to attend some meetings but the members were of the opinion that if he was to do so he had to come with information.*
- d) MEA e-mails regarding request to provide additional Street Light in Main Road, Baldrine over the Bus Stop near the old Garwick Post Office and quotation for a morning burn throughout Lonan. A discussion took place and it was agreed to go ahead with the new street light and the morning burn for all street lights in Lonan. Proposed by **ND** and seconded by **MB**. PH
- e) Consultation on the Landlord and Tenant (Private Housing) Bill 2013, the purpose of which is to achieve a reasonable balance between the rights of landlords and tenants in private rented accommodation. The new legislation will
1. Require landlords of rented dwellings, (who are not exempted) to be registered,
  2. Require landlords, certain letting agents and rented dwellings to comply with minimum standards made by DSC,
  3. Require landlords, who do not themselves, meet the minimum standards, to use a letting agent to manage the tenancy of their properties,
  4. Empower the DSC to inspect rented dwellings and enforce those minimum standards,
  5. Create offences for landlords who fail to register or fail to meet the minimum standards.
  6. Legislation makes it illegal for a landlord to operate unless they and their properties are registered.
- Noted.*
- f) Consultation on the Housing (Standards, Registration) Regulations 2013 and Housing (Definition of House or Flat in Multiple Occupation) Order 2013. The Consultation states "The Housing (Miscellaneous Provisions) Act 2011 legalises HMOs and provides the Department with regulatory and enforcement provisions by way of power to make housing standards regulations and regulations relating to the registration of HMOs and flats.
- It is proposed that all flats and HMOs will be required to be registered under the Housing (Registration) Regulations by local authorities within whose area they are situated. Prior to registration being granted, both will need to comply with the standards contained in the Housing (Standards) Regulations. Inspections of both flats and HMOs will be carried out by Environmental Health Officers from the Department, acting as agents and authorised officers of the local authorities in order to ascertain compliance. The purpose of the proposed Regulations is to enable local authorities to control the construction and maintenance of premises used or intended to be used as flats or HMOs. These regulations contain requirements to ensure that reasonable and safe accommodation is provided. In general, these requirements will stipulate that flats and HMOs must comply with certain space standards and be suitably arranged, structurally sound and provided with sufficient bathrooms, water closets, washing and cooking facilities and other essential amenities, including sound and thermal insulation, for example. *Noted.*

g) Department of Infrastructure Consultation on Proposed Draft Building (Fees) Regulations 2013 which proposes to make a policy that the Developer pays. In this way over time the Building Control Service will become self-financing and reduce the cost to Tax Payers. *Noted.*

h) Consultation on Adult Services – Fair Access and Charging. “As part of the broader Department of Social Care (DSC) Adult Services Rebalancing Programme, the DSC is launching a consultation to invite comments on proposals for the introduction of a Fair Access to Care Service (FACS) framework and changes to charging for adult care services.

**The changes are intended to promote the following principles:**

- People will have equal access to services regardless of their age or the nature of their needs,
- People with the greatest needs will have priority,
- The support people receive will help them maintain their choice, independence and inclusion in society,
- People using similar services will be charged more equitably.

The changes are required to enable fairer and more equitable system of assessment and charging to be introduced and to assist in the implementation of the Social Services Act.

I welcome your views on the proposals which can be viewed at: [www.gov.im/socialcare/consultations.gov](http://www.gov.im/socialcare/consultations.gov) which contains a link to the online survey.

Alternatively you can request a paper copy by calling 686182.”

Replies to the public consultation are sought no later than **5pm Tuesday 2 April 2013.**

*Noted.*

i) Department of Social Care writes on 18<sup>th</sup> February 2013 regarding input of Non-Local Authorities into the Housing Review. Mr Robertshaw refers to a number of projects being progressed as a result of the Housing Review March 2012 which can be found at [www.gov.im/socialcare/housing/progress\\_report.xml](http://www.gov.im/socialcare/housing/progress_report.xml) and wishes to engage all Authorities that have Social Care Housing within their jurisdiction, but not under their control. To that end he would like to attend a Commissioners Meeting to discuss proposals. *A discussion took place and it was agreed that it may be helpful for Mr Robertshaw to meet with the three Garff Authorities at the next joint meeting, (Wednesday 13<sup>th</sup> March 2013), rather than individually and failing that with Laxey and Lonan. PH to contact the other Authorities.*

**115/12 Enforcement Matters.**

*No new matters.*

**116/12 Special Agenda Items.**

a) Grass Cutting Contract 2013 – *A discussion took place regarding the terms of a three year contract and it was agreed that it should be put to the Contractor that he should freeze the existing 2012 price to 2013 and then implement RPI increases thereafter. Proposed by MB and seconded by ND.*

**117/12 Any Other Business.**

a) SC – Mentioned to the Board the proposals by Laxey Commissioners to redevelop the Commissioners Offices and whether or not this would impact on Lonan’s tenancy. A discussion took place.

b) SC – Informed the Board that he had attended the Public Meeting in Onchan to discuss the proposed Boundary Review changes. He stated that the overall feeling amongst those attending was that the status quo should remain although there was some consensus about reducing the number of their

MHKS to two, thus enabling Garff to have two. A discussion took place.

- c) **JF** – raised concerns about the dangerous state of Ballagawne Road near the junction with Pool Villa Farm entrance. **PH**

**There being no further business, the Meeting closed at 1910 hours.**

**The next Statutory Meeting of the Authority will be held on Tuesday 19<sup>th</sup> March 2013 at 1815 hours.**