

	<b>GARFF DISTRICT COMMISSIONERS</b> <b>Wednesday 1<sup>st</sup> May 2024, 7.00 pm</b> <b>Commissioners' Offices, 35 New Road, Laxey</b>
	<b>Annual General Meeting - Agenda</b>
	Present: Mr S. Ryzak (SR) Chair, Mrs M. Fargher (MF) Vice Chair, Ms M. Christian (MC), A. Creer (AC), Mr T. Kenyon (TK), Mr P. Kinnish (PK), J. Pinson (JP), Mr. J. Smith (JS). Officers: Mr P. Burgess (PB), Clerk, Mrs J Mattin, Housing Manager. Apologies: Mr M. Royle (MR), Deputy Clerk, Mr S. Clague (SC)
<b>7.00pm</b>	Clerk to open meeting
<b>22.24.a</b>	<b>Election of Chair</b> The Clerk took the Chair for this election. He advised that one nomination had been received as follows: Nomination for Stan Rzyak, as Proposed by MC, as Seconded by AC. There was a show of hands with six Members (MF, JS, MC, AC, TK, PK,) raising their hand to support the nomination and one Member (JP) abstaining. Thus, Mr Ryzak was elected to the Office of Chair by Six votes, with one abstention.
<b>22.24.b</b>	<b>Election of Vice Chair</b> Nominations for the office of Vice-Chairman can be submitted to the Clerks' Office prior to the AGM. Nomination for Marinda Fargher, Proposed MC, Seconded SR SR assumed the Chair. Mrs Fargher was proposed for the Office of Vice-Chair by AC. This nomination was seconded by SR. There was a show of hands with six Members (SR, JS, MC, AC, TK, PK) raising their hand to support the nomination and one Member (JP) abstaining. Thus, Mrs Fargher was elected to the Office of Vice-Chair by six votes, with one abstention.
<b>22.24.c</b>	<b>Committees &amp; Boards – Confirmation of Representation</b> Municipal Association Laxey & Lonan Sports and Community Facilities Northern Traffic Management Liaison Committee Northern Neighbourhood Policing Team Community Partnership meeting Eastern Civic Amenity Site Joint Committee Northern Civic Amenity Site Northern Swimming Pool Board Northern Sheltered Housing Committee <i>SR proposed that all representations on the above Committees and Boards be maintained for the Year 2023/2024.</i>
	<b>Public Meeting</b> <i>To open the meeting and request that Members consider this agenda and declare any interest that they may, or may be perceived to have, in its business.</i>
	<b>Planning Matters</b>
<b>23/24</b>	<b>Planning Applications</b>
<b>a)</b>	24/00311/B Fields 614954, 614147 & 610513 Agneash Proposal: Reinstatement of existing entrances to fields 610513, 614147 and 641954. Deferred whilst additional information from Highways and the public.
<b>b)</b>	24/00350/B Tower Farm Mountain Road, Ballure, Maughold, Proposal: Refurbishment and rebuilding of redundant farmhouse and outbuildings including extension to create dwelling and relocation of vehicular access. The Board supported this application, however they resolved to revert to DoI Highways regarding site access viability slays and footpath diversion.
<b>c)</b>	24/00366/B View Point, Old Laxey Hill, Laxey Proposal: Installation of a replacement and remodelled pitched roof with a flue and a dormer to front elevation, removal of existing chimney, replacement of windows and doors with alterations to opening sizes, external redecoration of dwelling and garage and external landscaping. <i>There were No Objections to this application.</i>

d)	24/00367/CON View Point Old Laxey Hill Laxey Proposal: Registered Building Consent for demolition elements to PA 24/00366/B. <i>There were No Objections to this application.</i>
e)	24/00339/B Fir Trees, Clay Head Road, Baldrine. Proposal: Removal of conservatory and replacement with extension and new tiled roof. <i>There were No Objections to this application.</i>
f)	24/00419/B 2 Amulree, Glen Road, Laxey. Proposal: Alterations and extension to create additional living accommodation and additional tourist use. <i>There were No Objections to this application.</i>
g)	24/00428/CON 2 Amulree, Glen Road, Laxey. Proposal: Registered Building Consent for demolition elements to PA 24/00419/B. <i>There were No Objections to this application.</i>
h)	24/00427/B Inglenook, Fairy Cottage, Laxey. Proposal: Demolition & rebuilding of existing single storey extension. <i>There were No Objections to this application.</i>
i)	24/00437/B Carrick House, Clay Head Road, Baldrine. Proposal: Replace existing roof to create enlarged first floor to accommodate a kitchen/living/dining area, master bedroom suite, guest wc and utility room. Form new ground floor entrance porch. Form new first floor terrace. Form first floor extension to accommodate a guest WC and utility room. Enlarge existing pantry and dining room windows. Install additional roof window over existing first floor store room. Install fireplace flue to north west elevation. <i>Members expressed concern regarding the visual impact of the development and requested that a character landscape assessment is carried out.</i>
j)	24/00327/CON - Flour Mill, Mill Road Laxey. Proposal - Registered building consent for replacement timber windows and doors to main building and screen house RB337 (in association with 24/00379/GB). 24/00379/GB - Flour Mill, Mill Road, Laxey Proposal - Replacement timber windows and doors to main building and screen house (in association with RB consent application 24/00327/CON) <i>An in-depth discussion took place regarding the style of the windows. It was noted that the current window design dated from the 1930's when they were replaced following a fire. Whist members generally supported the application, they would have preferred to see the Georgian style windows similar to those installed when the Mill was originally built.</i>
k)	24/00483/B - Fields 622432 And 62235 Adjacent To Dhoon Loop Road Dhoon, Maughold. Proposal - Erection of two agricultural shelters (retrospective). <i>While members expressed disappointment the application was retrospective, they had no material objection to the proposals.</i>
	<b>Approval Decisions (DEFA Planning Committee)</b>
	<b>Refusal Decisions (DEFA Planning Committee)</b>
	<b>Application Withdrawn</b>
	23/01044/B - Removal of Manx sod bank and replacement with new metal fence. Dhoon School Glen Mona, Maughold.
	<b>Planning Enforcement Matters</b>
<b>24/24</b>	<b>Approval of Minutes</b>
a)	Approval of minutes of meeting of the 3 <sup>rd</sup> of April 2024. <i>These were agreed to be a correct record. Proposed: TK, Seconded MF</i>
<b>25/24</b>	<b>Matters Arising &amp; Other Business</b>
a)	Reduction of the membership of the Garff Board. An in-depth discussion took place. Members expressed a number of concerns summarised below: <ul style="list-style-type: none"> <li>• Large Geographical Area more members would have more local knowledge.</li> <li>• Share of workload would increase with less members.</li> <li>• Specialist knowledge base would decrease with less members.</li> <li>• Bigger voice due to being a larger organisation.</li> </ul> Members continued the discussion stating that there was a need for engaging with the community, in particular encouraging young people stand for election.

	Members voted six for, one against, for maintaining the Board membership at its current level, i.e. nine members.
<b>b)</b>	<p>Pasta Mie Limited – Request for a trading licence for a pop-up mobile pasta business. (document circulated 23.02.24.) To consider further information.</p> <p>JP, AC and PB left the room as they were perceived to have a conflict of interest.</p> <p>A discussion took place regarding the general problems within the hospitality sector. It was stated that it would be great to support all business but that the focus had to be on the businesses already in the village.</p> <p>MC had looked at the times other eateries closed. The only one that would be open at the same time would be the Mona Lisa. She pointed out that they also do a takeaway service and had voiced a concern about the proposal.</p> <p>JS commented that although many of other establishments may be closed at the time some people may save their money for a treat instead of spending locally.</p> <p>MF commented that it was possibly the location that would be an issue for other businesses and that maybe a suggestion of other locations such as the Glen Mona, Liverpool Arms, the glens, and pop-up events like Prash Laxa, and Fayre day would be more suitable options.</p> <p>All agreed that now was not the time to offer a permanent location within the village but would look at the possibility of supporting the other areas and events mentioned.</p> <p>The Clerks were asked to write to Pasta Mie to report the comments made and share the alternative options. No Licence would be given at this time.</p> <p>JP, AC and PB returned to the room.</p>
<b>c)</b>	<p>To consider proposal for a Bathing Hut on Laxey Beach.</p> <p>Members discussed the correspondence and proposals from Green Creek Hut Company. Members expressed concerns as to how the hut would fit in with Laxey Beach, ie being a stoney beach. Concerns were raised regarding high tides and gales that may impact on the proposed location next to the slipway and damage that might occur causing debris to be spread over the beach. It was also noted the Laxey Beach was not a designated bathing beach.</p> <p>Members voted unanimously against the proposals for the reason stated.</p>
<b>d)</b>	<p>North and West Area Plan - To consider holding a public meeting in Glen Mona. - Proposed by MF</p> <p>A brief discussion took place, and it was unanimously resolved to hold a drop-in session for residents to view the Area Plan proposals for Glen Mona.</p>
<b>26/24</b>	<b>General correspondence -</b>
<b>a)</b>	NTR
<b>27/24</b>	<b>Committees &amp; Boards – By exception</b>
	It was noted that the Municipal AGM will take place at 7.30pm on 16 <sup>th</sup> May.
<b>28/24</b>	<b>Operational Reports</b>
<b>a)</b>	<p><b>35 New Road</b></p> <p>The Clerk briefed members on action taken following the landslide on land owned by the Commissioners to the side of the Swales Warehouse which occurred on the evening of 9<sup>th</sup> April 2024. The Clerk advised he had attended the site just after the landslide occurred and observed a blocked culvert on the MER line which had diverted surface water to another culvert just above the site of the landslide. Efforts were made to clear the culvert, but this still remains partially blocked.</p> <p>Following the event six trees had been identified for immediate removal, this work was planned to take place on Friday 10<sup>th</sup> May 2024. The Authorities insurer had appointed a loss adjuster and arrangements had been made for a consultant engineer to visit the site to provide advice on how to manage the blocked drainage channel and divert the water back into the river.</p> <p>Prash Laxaa – The Clerk asked if members of the Board were available to assist stewarding at the event. MC and JS indicated they would be attending the event to assist with Stewarding.</p>
<b>b)</b>	<b>Cooil Roi – Report circulated. JM</b>
<b>29/24</b>	<b>Any Other Urgent Business</b>
<b>a)</b>	<p>Scoping Report – Local Planning, Arbory and Rushan minutes.</p> <p>JS reported on the minutes of Arbory and Rushen commissioners meeting which took place on 20<sup>th</sup> March 2024. JS read out the following minute:</p>

	<p><b>e)</b> <i>Wind Farm – the Board noted that the scoping document for the wind farm had been shared with the Board under the strict condition that neither Mrs Jenkins nor the Clerk should be allowed to see the document due to their declared interest. A discussion followed questioning whether external bodies could make decisions on the Commissioners behalf as to whether or not certain members should be excluded from seeing documents shared with the authority. It was agreed that the Deputy Clerk would seek advice from DoI on the matter as Mrs Jenkins appeared, as a result of this ruling, to be unable to represent the views of the Arbory electorate on this important matter.</i></p> <p>JS expressed concerns that Manx Utilities should be placing conditions on the circulation of such documents and the implications if similar restrictions we placed on the circulation of documents relating to the Regional Sewerage Treatment Scheme. A brief discussion took place. Noted.</p>
<b>b)</b>	Garff MHK Surgery – Saturday 11 <sup>th</sup> May 2024, 1100hrs. JP volunteered to join Daphne Cain at the Garff Surgery.
<b>c)</b>	A member of the Public asked if he could address the Board. He explained that he owns land in Lonan that may be suitable for an allotment. He also indicated that there was a dispute regarding land boundaries and that he had written to the Attorney General and the Solicitor General.
<b>30/24</b>	<b>Matters in Private</b>
	<p><b>Note: Local Government Act 1985, section 65; Disclosure of Information</b></p> <p>'Any member or former member of a local authority who, without the consent of the authority, divulges any information communicated to him in confidence as such member shall be guilty of an offence and liable on summary conviction to a fine not exceeding £1000.'</p>
<b>a)</b>	To discuss correspondence from a resident of Cooil Roi. A matter was discussed.
<b>b)</b>	To discuss leasing of workshop/storage space. The Board issued instructions in regard to this matter.
<b>c)</b>	To discuss lease for room 8 Garff Commissioners Office. A discussion took place, and the Clerk was instructed to arrange a meeting with the Authorities retained Health and Safety Advisor regarding concerns with access and egress from the building in the event of a fire.
	<b>Any urgent Business in Private.</b>
<b>d)</b>	PK stated that there was a campervan for sale on Laxey Promenade along with other vehicles that were left parked overnight. The Clerk was instructed to contact the Department of Infrastructure Parking Controller.
<b>e)</b>	Raft Report – A member referred to a report from the Authorities retained Health and Safety advisor which had been circulated on Tuesday 30 <sup>th</sup> April. Members expressed disappointment regarding the recommendations to replace the raft with a pontoon, similar to Douglas and Port Erin.
<b>f)</b>	Request from the Shed to place parasols on the picnic tables on the adjacent green area. JP withdrew from the meeting. Resolved - To allow parasols to be placed on the picnic tables.
	Date of Next Meeting: Wednesday 12 <sup>th</sup> June 2024