

## Public Session

### MAROWN PARISH COMMISSIONERS

Minutes of a Meeting of the Board of the Marown Parish Commissioners held at 7pm on  
Wednesday 21 August 2024 in the Methodist Church Hall, Old Church Road, Crosby

<b>In Attendance:</b>	Mr T Miles	Chairman
	Mrs A Lynch	
	Mr J Lovelady	
	Mrs J B Devereau	Clerk

#### 10. Apologies

Mrs Cox and Mr Forbes

#### 11. Conflicts of Interest

The Chairman read the agreed text. Mr Lovelady declared an interest in items 6.2 and 6.3.1 of the Public Session (Crosby Meadows Estate and Balancing Pond) and item 4.1 of the Confidential Session (3 Fisher Close)

#### 12. Visitors

None

#### 13. Minutes

The Minutes of the meeting held on 17 July 2024 were discussed and approved. The Chairman signed the Minutes as a true record.

#### 14. Matters Arising - Not on the agenda

- 14.1. The Clerk checked the Standing Orders which in para. 6 states "*The clerk in turn will send the Agenda with all related correspondence and documentation to each of the Parish Commissioners by post or email during the week prior to the week of the meeting.*" It was agreed that, in future, to save money with regard to time and paper, the agendas and associated papers will be sent by email.
- 14.2. Ballavitchel Road and Trollaby Lane hedges were assessed as acceptable, but more recently have become overgrown, so the Clerk will arrange for the hedges to be trimmed.
- 14.3. A letter was sent regarding the overgrown hedge in Glen Vine Park and a reply received stating that the owners were aware the trimming was overdue and that they would arrange for it to be carried out. The procedure is to have a word with the owners first if possible and then if no action, to send a letter.
- 14.4. Mount Murray Back Road - the Clerk contacted Braddan Commissioners who stated they would arrange for it to be trimmed.

## 15. Planning

The Planning Application changes under Town & Country Planning (Development Procedure) Order 2019 and update of Planning Application and Appeal Fees Order 2024, both wef 1 August 2024 were noted.

### 15.1. Completion Certificates – the following have been received:

- 17/07522 – Extension to provide living accommodation & removal of load bearing wall – Ballakeyly, Main Road, Glen Vine

### 15.2. Planning Committee

- Mr Miles attended the meeting on 22 July 2024 PA22/00475 – Crosby Meadows Estate Ballaglonney Main Road, Crosby – Construction of 18 houses & associated infrastructure – which was adjourned, awaiting further information from the Applicant.

### 15.3. Planning Decisions

15.3.1. **Approvals** – the following to which no objection had been lodged were noted:

- 21/00724 – Balancing pond & surface water outfall - Crosby Meadows Estates, Main Road, Crosby
- 24/00565 – Replacement side extension – Ballaglonney Farm, Main Road, Crosby
- 24/00678 – Additional use of ancillary building as tourist accommodation - Ballagarey Faaie, Main Road, Glen Vine
- 23/01230 – Levelling of rear garden & works – Modena, Main Road, Glen Vine
- 24/00738 – Garage demolition and single storey extension erection – Ballastowell, Glenlough Circle, Glen Vine

6.3.2 **Refusals** – None notified

6.4 **Planning Enforcement** - None notified

6.5 **Building Control** - None notified

6.6 **Planning Conditions** - None notified

## 7. Consultations

The following were discussed and it was resolved to make no comment:

7.1. Consultations notified:

- 7.1.1. Public Body Annual Climate Change Reporting and the statutory process relating to Climate Impact Assessments – closes 17 September 2024
- 7.1.2. Definition of Development Order & Registered Building Regulations – closes 23 October 2024

7.2. Consultations on Government Website not notified:

- 7.2.1. Health & Care Services Bill – Overarching Policy Principles – closes 7 October 2024

7.2.2. Isle of Man Transport Strategy Key Principles – closes 16 September 2024

## 8. General Matters and other Correspondence

8.1. Remembrance Services - none

8.2. Website and Social Media – the contact details on the website are now all correct

8.3. City of Douglas Civic Sunday Church Service – 11am 22 September 2024 at Cathedral Church of St Mary of the Isle, Douglas – formal invitation awaited – Mr Miles will attend

8.4. QEII Prize Giving – Thursday 12 September 2024 – Mr Miles will attend. It was agreed to sponsor the IT prize in the sum of £75.

8.5. Service of Thanksgiving for Peel Lifeboat – 3pm Sunday 11 August 2024, Peel Lifeboat Station - noted

8.6. Wastewater Treatment Works at Crosby – the new works are expected to be completed April/May 2025

8.7. Port St Mary Civic Service – 10.30am, Sunday 15 September 2024 – noted but unable to attend

8.8. Training – with regard to the 2025 Local Authority Elections the Cabinet Office has offered training sessions for Deputy Returning Officers, Presiding Officers and Polling Station Staff, Count Staff and Potential Candidates – all Commissioners would like to attend

8.9. Annual Battle of Britain Commemorative Service - 10.30am, Sunday 15 September 2024, St George's Church, Douglas - noted but unable to attend

8.10. Marown Civic Service – 11.00am Sunday 29 September 2024

## 9. Highway Matters

9.1. Parking in Old Church Road during TT and MGP – Mr Hardinge, DoI and Sgt Butler, RPU will be invited to the next Commissioners' meeting to discuss the issue. In order to ease parking problems, Mr Lovelady proposes to open an adjacent field for parking during TT and MGP.

9.2. Highways (Heritage Trail) Amendment Order – notice period 2-30 August 2024 - noted

9.3. Closure of Heritage Trail – 23-27 September 2024, rolling programme, DoI - noted

9.4. Hedge cutting – Ballagarey back road – this was carried out before MGP

## 10. Any Other Business

None

## 11. Date and Time of Next Meeting

Wednesday 18 September 2024 at 7pm in the Methodist Church Hall, Old Church Road, Crosby.

Confidential Session

MAROWN PARISH COMMISSIONERS

**Minutes of a Meeting of the Board of the Marown Parish Commissioners held at 6pm on  
Wednesday 21 August 2024 in the Methodist Church Hall, Old Church Road, Crosby**

<b>In Attendance:</b>	Mr T Miles	Chairman
	Mrs A Lynch	
	Mr J Lovelady	
	Mrs J B Devereau	Clerk

**1. Apologies**

Mrs Cox and Mr Forbes

**2. Minutes of Previous meeting**

The Minutes of the meeting held on 17 July 2024 were discussed and approved. The Chairman signed the Minutes as a true record.

**3. Matters Arising - Not on the agenda**

3.1. Rate arrears - The format of rate arrears is not user friendly, so Clerk to obtain in a better format

3.2. Mrs Lynch will raise an invoice for the year for the rental of the Methodist Church Hall at £50/month

**4. Planning**

**4.1. New Applications - the following were considered:**

- It was resolved to make no objection to the following:

24/00785 - Three Acres, Ballfreer Lane, Union Mills - Demolition of conservatory, new single storey extension for living accommodation, new dormer and replacement windows

24/00879 - 3 Fisher Close, Fisher Meadow, Crosby - Erection of extension to rear elevation

24/90910 - Archallagan Plantation, Eairy - Variation of Condition 3 to extend operating time of catering vehicle

24/90911 - Chibbanagh Plantation, Cooil Road, Braaid - Variation of Condition 3 to extend operating time of catering vehicle

- 24/00773 - Field 320909 Top Road, Crosby - Erection of hobby cabin

It was resolved to object on the grounds that the size of the proposed structure is substantial and detrimental to the surroundings, the structure would constitute overdevelopment of the countryside and there is a presumption against development in the countryside

- 24/00713/A - Land adjacent to Main Road, Trollaby Lane and residential area of Strang Road, Union Mills - Application for approval in principle for residential development with access from main road

- The main concern is road safety, as for Highways - regarding access and the lack of details provided on this and the increased traffic flow onto the A1; also a hidden dip on the main road
- There is no ecosystem impact report
- The site is zoned as “strategic reserve” under the Eastern 2020 plan, but is tenth on the list. Recent planning permission has been granted for 350 homes less than 1.3 miles away – is there a need to release this from strategic reserve?
- This is on the border of Marown/Braddan – Braddan Commissioners have not objected, but there have been numerous other parties who have objected.

It was resolved to object on the basis that our concerns are the same as those of Highways – that further information is required with regard to addressing the road safety issues; but also to state that we are not opposed to development within the parish per se, but would like a road safety audit.

#### 4.2. Amendments and Additional Information

- 23/01441 - Field 321916, Cooil Road - Erection of two agricultural buildings. The additional information was considered by the Commissioners. Evidence from DEFA of the scale of the applicant’s business and the agricultural need for additional buildings has been provided. This has addressed the Commissioners’ concerns on this matter. The Commissioners are happy to withdraw their opposition to the application but would ask that a Condition is attached such that the buildings are to be used for agricultural purposes only.

#### 4.3. Appeals - None

### 10. Meetings:

- 10.1. **Peel & Western Housing Committee** – meeting to be held on 20 August 2024 was postponed for a week
- 10.2. **Western Civic Amenity Site Board** meeting - Mrs Lynch attended
  - 10.2.1. Next year the quarterly payments will be split 30%, 30%, 20%, 20%
  - 10.2.2. The savings from Energy from Waste were £55,000
  - 10.2.3. The recycling collected from the three recycling sites in Marown totalled 10,675 tonnes in one school year. It was 65,059 tonnes in total for the whole area.
  - 10.2.4. Mr Lovelady suggested that one way to ensure that only those who pay rates in the area are able to make use of the Western Civic Amenity Site is that when a household pays their rates, a letter is sent out with a card allowing access to the Site
- 10.3. **Western Area Swimming Pool Board** – quarterly meeting held on 23 July 2024 – no report
- 10.4. **Western Neighbourhood Policing Team** – there has been no meeting
- 10.5. **Municipal Association** – meeting held on 25 July 2024. Mrs Lynch attended
  - 10.5.1. David Ashford, Chairman of Housing, was the speaker. He said that we need to try and help aging people stay in their own homes.
  - 10.5.2. Douglas City Council said need to comment on all planning applications – new planning regulations – if you don’t object, you are not entitled to appeal.
  - 10.5.3. There is no meeting in August. Sarah Maltby, DoI will be the speaker in September.
- 10.6. **Marown Parish Community Care** – meeting due to be held on 27 July 2024 moved to 31 August 2024

- 10.7. LAFOG meeting – DONM 9.30am Thursday 12 September 2024, Braddan Commissioners  
– Clerk to attend
- 10.8. Local Authority Planning Update – The Chairman and Clerk attended the meeting held on 13 August 2024 run by Steve Butler
  - 10.8.1. New planning legislation came into force on 1 August 2024 - Interested Person status has been removed and replaced with right to appeal and right to give evidence.
  - 10.8.2. The main change is that the right to appeal is now restricted to only the applicant and any person/body who submitted a relevant objection. Approving, but requesting a Condition counts as a “relevant objection”
  - 10.8.3. There has been an increase in fees, but with free resubmissions within six months for minor changes
  - 10.8.4. Neighbour notifications of planning applications are now being carried out by Planning
  - 10.8.5. There is a new Step by Step Guide to the Planning Application Process and a Step by Step Guide to the Planning Appeal Process on the government website
  - 10.8.6. There will be a new website by the end of the year which will be easier to use. Planning Applications will be able to be tracked and the system will flag up developments in the application – this will enable Local Authorities to follow applications in their area.
  - 10.8.7. There is a new Planning Bill planned for mid 2025. The secondary legislation is out for consultation till 23 October 2024. This covers the definition of “development” – if it is not “development” then it won’t require planning permission and all demolition will be development. Charges are likely to increase. Will be able to register a specific part of a building rather than the whole.
  - 10.8.8. Mr Butler said there are 500 open enforcement cases and only three enforcement officers. There is no proactive enforcement: they only respond to complaints, which are triaged.

## **6. Advocates Searches – the following were noted:**

- Humphrey & Helfrich – 41, King Orry Road, Glen Vine
- Paterson - Hillside, Eyreton Road, Crosby
- Callin Wild – Overdale, Main Road, Glen Vine
- Callin Wild - Ballakeyley, Main Road, Glen Vine
- Callin Wild – Gifford, 9 Woodlea Villas, Main Road, Crosby

## **7. Financial Matters**

- 7.1. Draft Statement of Accounts for the year ended 31 March 2024 was discussed and approved. Moore Dixon Consulting Ltd has sent it to Crowe Isle of Man LLC for audit.
- 7.2. Transaction Statement for July 2024 was discussed and approved
- 7.3. Lighting at Ballaglonney – the location of columns was determined by Manx Utilities. The Commissioners agreed to adopt the lights – Clerk to send letter to Manx Utilities confirming this, but with the proviso that the developer must move back the column in the car park as it is too close to the parking spaces and has been hit.
- 7.4. Online access for banking – an application has been submitted. This will enable payments to be authorised and sent electronically.
- 7.5. LED Street lighting replacement – the quote had increased by about 8% due to some additions, which was acceptable to the Commissioners. However, a new quote was received with a further 25% increase due to reinstatement costs. The Commissioners do not agree to this new figure and Mr Lovelady will speak with DoI on this matter.

7.6. Manx Utilities Contract for Lighting – the Commissioners authorised this

**8. Clerk to the Commissioners**

- 8.1. The Clerk has been appointed as the Deputy Returning Officer for the Parish. Election Training is to be provided on 17 October 2024. Clerk to ascertain whether Commissioners can be tellers in other parishes.
- 8.2. Noticeboards – the content of these is in need of updating. Clerk to draft information to be included – Commissioners and their responsibilities and other useful numbers. Mrs Lynch has agreed to post weekly on Facebook any planning applications for the parish, so a note to this effect will be included on the noticeboards. If parishioners would like to display posters regarding local events, they can contact the Clerk to arrange.

**9. Any other Business**

- 9.1. A Planning Application was received after the agendas had been circulated - 24/00795 for the replacement of a conservatory with sunroom and the installation of solar panels at 10 Queen Margaret Road, Glen Vine. The application was considered and it was resolved to make no objection.

**10. Date and time of next meeting**

Wednesday 18 September 2024 immediately following the Public Session