

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 25 January 2018.

In Attendance

Mr A Jessopp	Chairman
Mr J Quaye	Vice Chairman
Miss C Corkill	
Mr D Dentith	
Mr N Mellon	
Mr J C Whiteway	Clerk
Miss M J Radcliffe	Deputy Clerk

- 18/032 Apologies for absence**
There were no apologies.
- 18/033 Declaration of Interest**
Mr Dentith declared an interest in the planning applications in the name of J R Riley Limited.
- 18/034 Issue of Summons / Agenda**
It was noted that all members had received the Summons/Agenda at least three clear days before the date of the meeting.
- 18/035 Deferral of Matters on the Agenda to Private**
It was **unanimously resolved** to defer Item 4 – Tenancy Agreement for signing and Item 9 – Refuse Collection to Private.
It was **unanimously resolved** to defer the discussion of land transfer, which was to be raised as a Matters Arising to Private
- 18/036 Questions from the Public**
2pm - the Chairman welcomed the Chief Minister to the meeting.
Discussions were held on various topics, including:-
 - changes to VAT
 - change in RPI allowances
 - health services
 - reduction in staffing levels in central government
2.35pm – the Chief Minister left the meeting.
- 18/037 Minutes of Recent Meetings**
The Minutes of the Public Meetings held on Thursday 11 January 2018 and Monday 22 January 2018 were unanimously approved as a correct record of proceedings.
- 18/038 Matters Arising**
a) Petition for Consultants' Fees: Minute 18/017
The Clerk sought confirmation of the approval to submit a Petition for Design Team Fees for the development of Snugborough Farm of £276,575, repayable over 10 years.

It was **unanimously resolved** to approve the Petition.
- 18/039 Matters for Consideration from Section 2**
There were no matters for consideration from Section 2.

25/01/2018

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CHAIRMAN'S
INITIALS


- 18/040 Chairman's Announcement**
There was no Chairman's Announcement.

Section 1

- 18/041 Invoices for approval**
It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-
3056 – Silva Consulting Ltd
3176 – March Consultants
3160 – Jones Services Ltd
3157 – Hugh Logan Architects
3178 – B&R Consulting Engineers Ltd
3186 – IDG Ltd
2804 – Hanley & Bell Ltd
3185 – Bell Burton Associates
6100 – January Salaries

- 18/042 Public Consultation – Modernise access and eligibility criteria for public housing**
The Commissioners considered the Consultation to Modernise access and eligibility criteria for public housing.

It was **unanimously resolved** to respond to the Consultation as follows:-

Question 1

Do you think there should be a local residency requirement for joining a particular housing waiting list?

No

Question 2

Do you support the reduction of the local residency requirement for joining a Housing Waiting List from 5 to 3 years?

N/A

Question 3

Do you have any comments on the revised maximum income limits for access to public sector housing?

No

Question 4

Do you have any comments on the reduction of allowable savings and assets from £50,000 to £30,000?

Would suggest a sliding scale to allow elderly to have more savings and don't reduce the upper limit from £50,000.

Question 5

Do you have any comments on property ownership and access to public sector housing?

N/A

Question 6

Do you think that points for time on the list should be capped at 20 (equivalent to 5 years) in line with existing sheltered criteria?

Would agree with points being capped at a maximum of 5; i.e. 1 point per year to a maximum of 5.

Question 7

Do you think that extra points should be awarded to people who were born on the island?

Yes, to a maximum of 5 points.

Question 8

Do you have any comments on the pointing arrangements for residency? If so you may provide them below

No points should be awarded for residency on the island or years in housing area as it does not demonstrate need.

Question 9

Do you think that it is appropriate that families with younger children are given priority over families with older and adult children?

No

Question 10

Do you think that points should be awarded for every child in full time residence in the household rather than capping those points at a maximum of 3 children as is currently the case?

Yes, as long as those children are in full time education or dependent children with no cap on points.

Question 11

Please add any comments regarding revised gross income thresholds

This will be covered by means testing.

Question 12

Do you think that applicants who have £15,000 or more available to them in financial/property assets should be given lower priority on the Housing Waiting List than applicants in similar circumstances who do not have these funds?

This will be covered by means testing.

Question 13

Do you think that it is appropriate to increase the award of points to make health and welfare housing need a high priority?

The proposed amendments to the Landlord and Tenant Act 1954 would deal with this type of issue if it they are introduced.

Question 14

Do you think that amendments to the Notice to Quit points are appropriate?

Yes, additional points for Notice to Quit should only be awarded once a Possession Order has been awarded to the Landlord by the Court.

Question 15

Do you think that it is appropriate to give additional priority to applicants who have been renting in the private sector for at least a year?

No

18/043 DEFA – Consultation on proposed changes to the Building Regulations

The Commissioners considered the Consultation on proposed changes to the Building Regulations.

It was **unanimously resolved** to respond to the Consultation as follows:-

Airtightness:-

Question A1 - Do you agree that the standard of airtightness for all new dwellings should be less than 1 m³/h.m² at 50 pa? ie. a near zero carbon level of construction.

Yes – near zero

Question A2- Do you agree that the standard of airtightness for all new dwellings should be 3 m³/h.m² at 50 pa?

No

Question A3 - Do you agree that the standard of airtightness for all new buildings other than dwellings (those which already require building regulation approval) should be 5 m³/h.m² at 50 pa?

No – a higher standard for commercial buildings should be applied.

Question A4 - *Do you agree that all new dwellings should be tested for airtightness and not just a sample that is the current policy?*

Yes, all should be tested.

Question A5 - *Do you agree that new extensions to buildings should be tested for air tightness?*

Yes they should be tested

Insulation Standards:-

Question B1: *Do you agree that insulation standards for new buildings are sufficient at the present time?*

There are not sufficient standards at the present time.

Energy Performance Certificates:-

Question C1: *Do you agree that Energy Performance Certificates should be introduced either within the Building Control Regulations or separate Regulations as appropriate?*

Yes

Electric Vehicle Charging Points

Question D1: *Do you agree that charging points for electric vehicles should be provided for all new dwellings that have off road parking provision?*

Yes

Question D2: *Do you agree that a percentage of car parking spaces provided with commercial developments should be provided with charging points for electric vehicles?*

Yes

Cable Ductwork

Question E1: *Do you agree with the introduction of a requirement to provide ductwork for high speed internet cabling at the time of construction?*

Yes

Fire Alarm and Emergency Lighting Certification

Question F1: *Do you agree that a minimum requirement for the certification of fire alarm and emergency lighting systems should be introduced?*

Yes

Carbon Monoxide Detectors

Question G1: *Do you agree that Carbon Monoxide detectors should be fitted with new and/or replacement appliances that are capable of producing carbon monoxide?*

Yes

18/044 Memorial Hall – External Works

The Commissioners considered a report from the Clerk and a Schedule of Works from Prescott Associates Limited regarding the proposed external works to the Memorial Hall.

It was **unanimously resolved** to request Prescott Associates to proceed to tender stage.

18/045 Christmas Tree – Nobles Hospital

The Commissioners considered a report from the R&D Officer setting out the options for an artificial cone style Christmas tree at the entrance to Nobles Hospital

It was **unanimously resolved** that a tree would be purchased and erected in a

suitable position for Christmas 2018.

18/046 Estimates 2018/19

Discussion took place and it was **unanimously resolved** to retain the current rate at 200 pence in the pound.

18/047 Freedom of Information – Clerk to report

It was **unanimously resolved** to note that the process for dealing with requests was now in place.

Planning

18/048 Planning Applications

It was **unanimously resolved** that the Commissioners had no objections to the following Planning Applications:-

- PA17/01316/B – J R Riley Ltd – Approval to use 80 square metres of garden centre for sale of bulky goods including electric bicycles and petrol utility vehicles (retrospective) – Riley's Garden Centre, Ballapaddag, Cooil Road, Braddan – ADDITIONAL INFORMATION
- PA17/01317/B – J R Riley Ltd – Approval to use 125 square metres of garden centre for sale of Ladies, Mens and Childrens clothing (retrospective) – Riley's Garden Centre, Ballapaddag, Cooil Road, Braddan - ADDITIONAL INFORMATION
- PA17/01318/B – J R Riley Ltd – Approval to use 30 square metres of garden centre for sale of dairy products, health and wholefood, grocery and delicatessen products (retrospective) – Riley's Garden Centre, Ballapaddag, Cooil Road, Braddan - ADDITIONAL INFORMATION
- PA17/01319/B – J R Riley Ltd – Approval to use 125 square metres of garden centre for sale of home interior goods (retrospective) – Riley's Garden Centre, Ballapaddag, Cooil Road, Braddan - ADDITIONAL INFORMATION
- PA18/00038/B – Mr I Rigby – Change of use of office space to dental surgery – Skanco Court, Cooil Road, Braddan, IM2 2SR
- PA18/00059/B – Mr J Scowcroft – Removal of chimney – 6 Cronk Drine, Union Mills, Braddan, IM4 4NG

18/049 Planning Appeals

It was **unanimously resolved** that the Commissioners would note the following Planning Appeal:-

- PA17/01021/C - Isle Of Man Fat Stock Marketing Association Limited - Change of use of part of upper floor from office use and meeting room to food retail and preparation of food products for retail at the premises - Ballafletcher House, Ballafletcher Farm Road Cronkbourn, Braddan, IM4 4QE

18/050 General Matters

It was **unanimously resolved** to note the following items in Section 2:-

- Shared Eastern Housing Waiting List
- Rent Arrears
- Petition – Snugborough Farm – Design Team Fees

Private

18/051 Tenancy Agreement for signing – Property 159 & Tenant 482

It was **unanimously resolved** to execute the Tenancy Agreement for Property

159 & Tenant 482.

18/052 Refuse Collection Contract

Discussion took place and it was **unanimously resolved** to discuss the conditions of the contract further with Island Drainage and Groundworks.

18/053 Cronkbourne Village- Land ownership

It was **unanimously resolved** to note that discussions with Mr Cryer with regard to the transfer of part of the back lane were ongoing.

18/054 Date for Next Meeting

The dates for the next meetings were set at:-

2pm on Thursday 8 February 2018

2pm on Thursday 22 February 2018

There being no further business, the meeting ended at 4pm

Signed
Date 8/2/18