

MINUTES OF BRADDAN PARISH COMMISSIONERS

held in Commissioners Office, Close Corran, Union Mills, Braddan at 7pm on
Thursday 25th January 2011

In Attendance:

Mrs M Hodge	Chairman
Mr A Jessopp	Vice Chairman
Mr P Halsall	
Mrs K Beecroft	
Mr R Corkhill	
Mr J C Whiteway	Clerk
Miss M Radcliffe	Deputy Clerk and Finance Officer

11/001 Apologies

There were no apologies for absence.

11/002 Meet Mr Howard Quayle

The Chairman welcomed Mr Quayle to the meeting who introduced himself as a candidate for Middle in the forthcoming General Election.

Mr Quayle thanked the Commissioners for the opportunity to meet with them and gave them a résumé of his life and business background. He answered numerous questions on his interests both social and political.

The Commissioners invited Mr Quayle to stay with them throughout the public meeting which he gratefully accepted.

11/003 Declaration of Interest

There were no declarations of interest.

11/004 Issue of Summons / Agenda

It was noted that all members had received Summons/Agenda at least three clear days before the date of the meeting.

11/005 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** that Item 15 on the Agenda relating to Housing Allocations would be referred to a Private Meeting.

11/006 Questions from Members of the Public

A member of the public asked the Chairman if she could provide any information on the legal action taken by the former Clerk, Mr Lewin, against the Authority.

The Chairman explained that she was constrained by the rules of the Courts, but stated that the legal action taken by Mr Lewin for Breach of Contract/ Wrongful Dismissal and Backdated Pension was continuing and a prospective hearing date had been given as October 2011.

The Chairman also explained the lengthy court proceedings that had taken place during the four years since Mr Lewin had been dismissed, and stated that despite taking the matter to mediation, they had been unable to bring the issue to a conclusion.

The Chairman was thanked for her response.

The Chairman was also asked if the Authority intended to erect a Public Notice Board at the bus stop outside Union Mills Post Office. She advised that the matter was being investigated.

11/007 Minutes of Recent Meetings

The Minutes of the meeting held on Thursday 16th December 2010 were **unanimously approved** and signed by the Chairman as a correct record.

11/008 Matters Arising

a) Union Mills traffic Ref : Minute 10/356a

It was noted that a meeting with the Department of Infrastructure, in relation to the visibility splays and positioning of the new pedestrian crossing, had been arranged for 28th January 2011.

b) Cronkbourne Village Ref: Minute 10/356b

The Board **unanimously resolved** to note that there had been no further developments on the matter since the previous meeting of the Authority.

c) Ballacottier Roundabout. Ref: Minute 10/358

The Clerk advised that no formal response had been received from the advocate whom he had been advised had been tasked with facilitating the alleged transfer of land to the Commissioners.

It was **unanimously resolved** that the Clerk would seek an urgent response but if this elicited insufficient information then he should make contact with Dandara directly who had indicated, at a recent Public Inquiry, that the land in question was in their ownership.

d) Future Local Authority Housing Ref: Minute 10/363

Following the previous meeting the Clerk advised that he had been able to obtain a set of drawings compiled in 1991 that showed the area to the rear of Close-y-Locker had been identified as potential land for development.

He reported that he had been in discussion with officials from the Department of Infrastructure and the Treasury who were supportive of the idea in principle, although it was obviously not contained within their present planned 10 year capital projects. However they were prepared to examine any Business Plan that the Authority was able to produce and, should any slippage occur in their present programme, they would consider the possibility of including this scheme into the process.

It was **unanimously resolved** that the Clerk would investigate the possibility of developing land in the Commissioners ownership behind Close-y-Locker, as well as considering land adjacent to the playground and to the rear of the Authorities garages which was undeveloped (but not in their ownership), and draft out a Business Plan.

11/009 Matters for Consideration from Section 2

There were no items to be brought forward from Section 2 for consideration.

Section 1:

11/010 Estimates for the year 2011-12 and setting the rates

After discussion it was proposed by Mrs Beecroft and seconded by Mr Halsall that the estimates for 2011-12 be accepted and the rate set at 227p the same as the previous two years.

It was **unanimously resolved** that the proposal would be accepted and a press release issued to this effect.

11/011 Financial Reports – November

After discussion it was **unanimously resolved** to accept the Finance Officers report for the period up to November 2010.

The Income and Expenditure reports to November 2010 are shown below:

Income and expenditure to November 2010

General Revenue Account	Actual	Estimate
Total Income for period Actual	1,012,065	
Total Income Estimated for period		978,913
Total Expenditure for period Actual	525,088	
Total Expenditure Estimated for period		584,680
Surplus/(Deficit) for period Actual	486,977	
Surplus/(Deficit) for period Estimated		394,234
Housing Revenue Account		
Total Income for period Actual	424,013	
Total Income Estimated for period		426,007
Total Expenditure for period Actual	552,895	
Total Expenditure Estimated for period		624,602
Surplus (Deficit) for period Actual	(128,882)	
Surplus (Deficit) for period Estimated		(198,595)

Deficit on Housing Account to be met by Housing Deficiency Payment by DLGE

11/012 Isle of Man Bank – Bankline Registration

After discussion it was **unanimously resolved** that the Chairman would sign the authorisation to change to the Bankline online banking system.

11/013 Chief Secretary's Office – Boundary Review Committee 2011

Consideration was given to the consultation document issued by the Boundary Review Committee which had been established to look at the boundaries prior to the General Election in September 2011.

After discussion it was **unanimously resolved** that the Authority would put forward the following suggestions for consideration:

- The island should be divided into 12 two seat constituencies
- The number of elected members in Douglas should be reduced to 6
- Boundaries should not be based purely on geographical location, but should take into consideration the numbers of electors in the constituency

11/014 Council of Ministers – Consultation of Election Candidate Funding

The Board considered the document which incorporated the findings of the Governance Committee and the response from the Council of Ministers.

CHAIRMAN'S
INITIALS

After discussion it was **unanimously resolved** that the Authority would put forward the following suggestions for consideration:

- Any cap on the funding of candidates should also remain throughout the term of their office if elected.
- The value of the cap should be realistic
- The funding of an Election agent should not however be drawn from the capped expenses
- The registration of political parties is not necessary and over bureaucratic
- All candidates should be eligible to use Manx Radio as a medium to raise the profile of candidates. If Manx Radio charged for this service the financial cap on funding available would limit the amount of air time used.

11/015 Dept of Infrastructure – Draft Area Plan for the South – Modified Plan

After discussion it was **unanimously resolved** to advise the Department that the Authority was in support of the revised document.

11/016 Eastern Civic Amenity Site – Middle River Industrial Estate Douglas

The Chairman reported that a meeting had been held on 24th January with the six Authorities involved in the funding of the site. She advised that the purpose of the meeting was to consider the introduction of a Committee to manage the facility.

She observed that previous attempts at establishing a management committee had faltered when the issue of voting powers and rights had been raised.

She advised the Board that Douglas had come forward with an innovative proposal that voting powers should be directly proportional to the Authorities rate value. Decisions on amending policy would require a majority of over 75% of the voting powers, and any approval for capital expenditure would require a minimum of 90%.

The Chairman advised that the meeting was supportive of the proposal and agreed to take the matter to their respective Authorities for consideration.

Mr Callin from Callin Wild, who was present at the meeting, agreed to amend the proposed Agreement to reflect the changes and circulate it at the earliest opportunity.

After discussion it was **unanimously resolved** to note the discussions and await receipt of the draft document.

11/017 Extradition Bill – Consultation Document

After discussion it was **unanimously resolved** to note the document.

11/018 Invoices for Approval

It was **unanimously resolved** to note the authorisation by the Clerk of the following invoices in excess of £2k :

1. 18979- Callin Wild
2. 18820- Reynolds Port Chamberlain
3. 19031- MEA
4. 19057- Callin Wild
5. 19095-19102- Salaries

**11/019 IoM Government – Housing Conference – Wednesday 30th March 2011
Wentworth Suite, Mount Murray**

After discussion it was **unanimously resolved** to note the date of the Conference and that the Chairman, Vice Chairman and Mrs Beecroft hoped to be able to attend.

11/020 IoM Government Superannuation Scheme Actuarial Valuation as at 31st March 2010

It was **unanimously resolved** to note the Actuarial Valuation document prepared by Hymans Robertson which indicated that the present deficit on the scheme stood at £12m, but that there would be no change to the employers contribution which would stay at 23% until March 2014.

11/021 Youth Survey

The Clerk reported that the Community Warden and PC Dentith had been working with the youths of the Parish in an attempt to identify and meet their social needs. The youths working with their youth workers at the Youth Club, had, following a survey conducted by themselves, presented the Authority with a list of facilities which they felt would be beneficial to their social activities.

The Clerk reported that the list had included a snooker table and table tennis table for their youth club based in the Memorial Hall, and he had taken the opportunity to purchase the equipment.

However a larger item on the list was the construction of a BMX track, and the Warden had been working hard with a contractor to identify a suitable area of land.

After discussion it was **unanimously resolved** to note the purchase of the equipment and await further developments on the construction of a BMX track which in principle they supported.

11/022 Refuse Collection Contract – Draft

Careful consideration was given to a document drafted by the Clerk in relation to a one year fixed term contract with Onchan Commissioners for the collection of refuse on a fixed fee basis which was to come into effect on 1st April 2011.

After discussion it was **unanimously resolved** to accept the document which would be forwarded to Onchan for their consideration.

It was noted that in accordance with the agreement, when the document was signed by both parties, immediate notice was required to be given to terminate the contract at the end of the one year term.

The Board noted that investigations into the future of waste disposal in the eastern district would be undertaken by an independent company contracted by Douglas Corporation over the next few months. Consideration would be given to all aspects of the process, including the Civic Amenity Site, Kerbside Collection, Green waste, street cleaning and the capacity of the Energy from Waste Plant.

11/023 Resident, Watertrough Cottage Old Castletown Road – Traffic Issues

Consideration was given to a copy of letter from Mr Philips, the owner of the property, to Mr Quayle MHK and his response, regarding traffic problems outside the Cottage.

CHAIRMAN'S
INITIALS

MHK

The Board noted that this matter had been considered previously and the response from the former Department of Transport had been to mark lane lines outside the Cottage in a hope that they would control the traffic speed.

The Board were aware that speed counters had been placed outside the property which would assess the speed and regularity, but after discussion it was **unanimously resolved** to send a letter to Dol advising that it was the Commissioners opinion that the white lines they had painted were not sufficient to reduce traffic speed and they should consider installing raised kerbs and possibly bollards similar to the work undertaken at Cross Fourways Ballasalla.

11/024 The Golden Jubilee Trust Team Challenge 2011

After discussion it was **unanimously resolved** to note the advance notice of the Team Challenge which had been scheduled for 25th September 2011.

11/025 Onchan Commissioners – Report on Kerbside

A discussion was held on the future of Kerbside Collection and consideration was given to various reports from Onchan District Commissioners, Zero Waste Mann, Friends of the Earth and the Department of Infrastructures Waste Management Unit.

It was proposed by the Vice Chairman and seconded by Mrs Beecroft that the Authority should, subject to the continued co-operation of Douglas and Onchan extend the contract for kerbside collection for a further 6 months up to 31st March 2012.

After discussion it was **unanimously resolved** to accept the proposal on the understanding that urgent investigations were undertaken in conjunction with Onchan, Douglas and the Dol to determine the viability of the scheme

11/026 Richard Green Associates – Schedule of Work - Steps Jubilee Terrace

After discussion it was **unanimously resolved** to note the schedule of works for the repair of the steps and Island Facilities had been awarded the contract.

11/027 Richard Green Associates - Replacement First Floor Doors and Front Door - 1-44 Snugborough Avenue and Close Y Lhergy/Jubilee Terrace

After discussion it was **unanimously resolved** to accept the fee proposal for the scheme.

11/028 Tel's Ltd Snugborough Trading Estate - Hot ash blowing around areas used by the general public

Consideration was given to a letter from a property owner on the Estate which complained that Tels Ltd was allegedly burning materials which caused hot ash to blow across public areas.

The Clerk advised that he was unable to substantiate the claim and the matter had been brought to the attention of various Central Government Departments for their investigation.

After discussion it was **unanimously resolved** to await the result of the investigations by Central Government.

11/029 Isle of Man Bank – Corporate Treasury Deposits

The Finance Officer advised that the £18k on short term deposit had reached maturity and an offer to transfer the money to a newly issued scheme had been made by the Bank.

After discussion it was **unanimously resolved** to accept the offer and deposit the £18k for a further 3 month period.

Planning

11/030 **Planning Applications**

It was unanimously **resolved** that the following Planning Applications would be received and noted:

- PA10 01897 B - Mr and Mrs O'Connor - Erection of a replacement dwelling - Rose Cottage Ballafreer Lane
- PA11 00016 - Heritage Homes Ltd - Creation of new farm track and alterations to existing field access - Clybane Farm
- PA11 00017 - Heritage Homes Ltd - Creation of temporary construction access - Clybane Farm Cooil Road Braddan. *The Board asked that instructions be given to the company to reinstate the field within a given reasonable period set by the Planning Committee.*
- PA11 00019 - Mr N Dudley - Extension of existing dwelling to consist of garage and utility minor internal alterations - 142 Fairways Drive
- PA11 00033 - Mr and Mrs Simpson - Demolition and replacement of existing dwelling including renovation of existing barns - Ballacaroon Farm West Baldwin Road Mount Rule
- PA11 00060 - IoM Post Office - Erection of security perimeter fencing and gates to the site boundary - Postal HQ Spring Valley Industrial Estate

11/031 **Planning Approvals**

It was unanimously **resolved** that the following Planning Approvals would be received and noted:

- PA10 01384 REM - IoM Dev Co Ltd - Demolition of existing unit and erection of two retail units with ancillary car parking and servicing - Unit 6 and land at Spring Valley Industrial Estate
- PA10 01661 B - Mrs Susan Collier - Window and door alterations to rear elevation - Ash Lodge 5 Camlork Close Strang
- PA10 01676 B - Prospero Building Maintenance Ltd - Erection of a building for use as business HQ - Part of Field 521895 between IoM Business Park and Cooil Road
- PA10 01679 B - Mr and Mrs J Coole - Erection of extensions to dwelling - 9 Cronk Drine Union Mills
- PA10 01686 B - Mr and Mrs J Wild - Alterations and extension to dwelling - The Fieldhouse Cronkbourne
- PA10 01700 B - Dr William Van Der Merwe - Alteration and extension to dwelling - 96 Fairways Drive Mount Murray

11/032 **Planning Refusals**

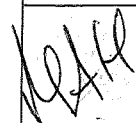
It was unanimously **resolved** that the following Planning Refusals would be received and noted:

- PA10 00979 B - Concreting of compound area, erection of palisade fencing and construction of concrete bays - Compound 45b Snugborough Trading Estate
- PA10 01681 D - IoM Dev Co Ltd - Erection of illuminated signage - Site Adjacent to Cooil Road Spring Valley Industrial Estate

Planning Appeal Against Refusal

It was **unanimously resolved** that the following Appeal against refusal would be received and noted

- 11/033 • PA10 00979 B - Tel's Recycle Ltd - Appeal against refusal for concreting of compound area, erection of palisade fencing and construction of concrete bays - Compound 45b Snugborough Trading Estate



11/034 Planning Correspondence

It was **unanimously resolved** that the following correspondence would be received and noted

- PA09 00244 A - Approval in principle for the erection of two dwellings to replace existing farm buildings including existing and derelict dwellings - Middle Farm Kewaigue
- PA10 01618 A - Dept of Home Affairs - Probation, bail and aftercare hostel with associated ancillary works - Field adjacent to Ballakinnish House New Castletown Road
- PA11 00016 - 17 B - Creation of new farm track and alterations to existing field access - Creation of temporary construction track and access

Section 2**11/035 General Matters**

It was **unanimously resolved** that the content of the correspondence detailed in the Agenda relating to the following issues would be noted:

- i) Water Supply in Garages 1-14
- ii) IoM Fire and Rescue Service – Fire Precautions Act 1975 – 1 Close Corran, Union Mills
- iii) PA96 07099 DEX – Internal alterations Plot 11 and 25 – 11 Snugborough Avenue
- iv) Resident – Fly Tipping – Bull Road Union Mills
- v) Rates – Completion Certificates
- vi) Compliant – Wheelie Bin – Cronkbourne Village
- vii) Department of Infrastructure - PA95 07253/54/55/56 DEX – Cronkbourne Village
- viii) Cooil Road – Service Drawings
- ix) Christmas Visit to Noble's Hospital
- x) CTMLG Meeting – Minutes 21st September 2010
- xi) Road Transport Licensing Committee

11/036 Housing Allocations

After discussion it was **unanimously resolved** to accept the reports of the Housing Officer dated 4th and 10th January in relation to the allocation of the following properties:

Property 164 to tenant 251
 Property 201 to tenant 1185
 Property 068 to tenant 1178
 Property 040 to tenant 369
 Property 137 to tenant 1197

11/037 Date for next meeting

It was **unanimously resolved** that the date for the next meeting would be Tuesday 8th March 2011.

There being no further business, the meeting closed at 9.55pm.

W A Hoag

Signed

8th March 2011 Date