

**MINUTES OF BRADDAN PARISH COMMISSIONERS**

held in Commissioners Office, Close Corran, Union Mills, Braddan at 7.00pm on  
Tuesday 6<sup>th</sup> September 2011

**In Attendance:**

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

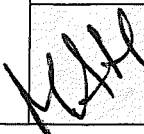
**Action**

- 11/232 Meeting with Inspector Mark Britton, IOM Constabulary**  
The Chairman welcomed Inspector Britton to the meeting who explained that he had recently been appointed to head the Eastern Neighbourhood Policing Team.
- He went on to discuss his role in his new position and the Commissioners brought to his attention the road traffic problems they were experiencing in the Parish.
- The Clerk asked, in relation to interacting with the youths of the Parish, if he becomes aware any ideas to improve facilities, that he should bring it to the Commissioners attention as they may be in a position to fund any changes.
- The Chairman thanked him for his attendance and he left the meeting at 7.20pm.
- 11/233 Apologies**  
There were no apologies received.
- 11/234 Declaration of Interest**  
There were no declarations of interest.
- 11/235 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.
- 11/236 Deferral of Matters on the Agenda to Private**  
It was **unanimously resolved** that Item 6 on the Agenda relating to Housing Allocations would be deferred to a private meeting.
- 11/237 Questions from Members of the Public**  
There were no questions from members of the public.
- 11/238 Minutes of Recent Meetings**  
The Minutes of the meeting held on Tuesday 26<sup>th</sup> July 2011 were **unanimously approved** and signed by the Chairman as a correct record.
- 11/239 Matters Arising**  
**a) Union Mills traffic Ref : Minute 11/207a**  
It was noted that the Department of Infrastructure had advised that a meeting with the Auto Cycling Union was to take place to discuss the position of the pedestrian crossing on the TT course which would have an impact on the

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proposed car park.

It was **unanimously resolved** to await the outcome of the meeting.

**b) Replacement doors 1-44 Snugborough Ave Ref: Minute 11/207c**

It was **unanimously resolved** to note that the architect was presently working on the revised work specification prior to it being put out for tender.

**c) Clybane Rise Ref: Minute 11/207e**

The Clerk advised that a meeting had been held the previous evening with residents of the properties concerned. They were advised of the recent developments on the matter and were asked to confirm in writing if they were agreeable to funding the conveyance of their portion of the land. The residents noted that the Authority was required to seek approval from the Department of Infrastructure prior to selling any land, and that it would be problematic if the Authority did not receive written confirmation from all the landowners that they would fund the legal fees.

It was **unanimously resolved** to await receipt of the letters prior to submitting a case to the Department.

**d) Kerbside Extension Ref: Minute 11/207g**

The Clerk reported that the logistics of the two Authorities continuing with the scheme, such as licences, staffing and transport were being sorted out. It was noted that Unit 41 was to be used as a temporary bulking up station whilst the scheme was being evaluated but it was accepted that this could not be a long term solution.

It was **unanimously resolved** to await further updates from the Clerk prior to the scheme commencing on 1<sup>st</sup> November 2011.

**e) Petition of Doleance of Tel's Limited Ref: Minute 11/210**

The Clerk reported that he was now in receipt of a letter from the Authorities advocate advising that an execution had been obtained against Tels Ltd in respect of legal costs in the sum of £24,514.75.

It was noted that enforcement of the execution had been placed in the hands of the Coroner, but it was observed that if it could not be enforced, consideration may have to be given to taking legal action to wind up the company.

It was **unanimously resolved** to await further developments.

**f) Strang Corner Field – Action Plan Ref: Minute 11/212**

The Clerk advised that he had been in contact with two research agencies who could assist in the collection of feedback from the public in relation to their plans for Strang Corner Field.

It was **unanimously resolved** that they would await the submissions of the companies in relation to their plans and fee proposals.

**g) Braddan Parish- Strategic Plan Ref: Minute 11/222**

It was **unanimously resolved** to note that the Clerk, following further feedback from the staff, would revise the document and resubmit it to the next meeting.

**h) Replacement Lights – Snugborough Playground Ref: Minute 11/223**

It was noted that further investigatory work had been undertaken by the MEA, and evidence produced, to confirm that the lights were badly corroded and required replacement.

It was noted that the options given for replacement did not include LED lighting and it was **unanimously resolved** that the Clerk would consult with them further to see if this type of lighting would be suitable and at what cost.

**11/240 Matters for Consideration from Section 2**

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

**Section 1:**

**11/241 Ballanawin – Lighting Box**

Careful consideration was given to a request from a resident at Ballanawin who wished the Authority to move a lighting box which she felt was situated too close to the entrance of her the drive and restricting her access.

Photographs of the site were considered as well as an estimated cost for the work which was in the region of £3000.

It was observed that the box was in situ prior to the resident purchasing the property. Also whilst the box appeared to be close to the drive this situation had been accentuated by the fact that drive had been widened by past or present occupiers who installed an additional single line of slabs.

After discussion it was **unanimously resolved** that because the resident was aware of the position of the box when she purchased the property, it was not the responsibility of the Authority to pay for it, although they would not object if the owner wished to fund it herself.

**11/242 Cameron Hall – Proposed Boiler Replacement Framework Agreement – Installers**

It was **unanimously resolved** to note that tender documents for the installation work had been issued to 9 contractors who had expressed an interest in the scheme.

**11/243 Celton Manx - Invitation 27th September 2011**

It was **unanimously resolved** to note that the Chairman had agreed to accept the invitation to attend the official opening of the building on 27<sup>th</sup> September 2011.

**11/244 Cronkbourne Village Housing- Dalrymple Associates**

Careful consideration was given to a lengthy letter from the Department of Social Care to the Authority in response to a Stage 1-2 report produced by Dalrymples.

It was agreed that the Clerk would draft a letter to Dalrymples for circulation to the Board, highlighting the identified problems with the scheme and the fees.

It was **unanimously resolved** that a comprehensive breakdown of the costs of the pre-contact preliminary work was required to determine value for money.

**11/245 Invoices for Approval**

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

1. 19920- Onchan Commissioners
2. 19968- Alexander Elliott
3. 19975-SMP
4. 19977- Callin Wild
5. 19989- Regal Aluminium- Held back pending completion of snagging list
6. 20007- Regal Aluminium
7. 20008- 20015- Salaries



- 11/246 Local Elections 2012 – Date confirmation and review update**  
It was **unanimously resolved** to note that the Local Authority election date had been set for 26<sup>th</sup> April 2012.
- 11/247 Manx Foundation for the physically disabled – Disability Awareness Week**  
Consideration was given to a request from the Foundation to fly a flag outside the office during the Awareness Week in October.  
  
It was **unanimously resolved** to advise the Foundation that the Authority would be delighted to assist and would be pleased to fly their flag.
- 11/248 Ballaugh Parish Commissioners Civic Sunday – 11th September 2011**  
It was **unanimously resolved** to note that the Chairman would be off island but Mr Halsall had agreed to represent the Authority.
- 11/249 Maughold Parish Commissioners Civic Sunday – 25th September 2011**  
It was **unanimously resolved** to note that the Chairman would be off island but Mr Halsall had agreed to represent the Authority.
- 11/250 PA11 00915 Mobile Catering Unit 13 15 Springham Industrial Estate**  
It was **unanimously resolved** to note a copy of a letter of complaint to the Planning Department regarding the retrospective planning application for the catering unit.
- 11/251 Port Soderick Recreational Hall AGM**  
It was **unanimously resolved** to note the Minutes of their AGM held on 27<sup>th</sup> July 2011.
- 11/252 Electrical Periodic Inspections Tenders**  
The Commissioners received tenders from the companies listed below, for the 3 year contract to undertake the electrical periodic inspections of their housing stock:  
Ardern and Druggan Ltd  
Brew and Corkill Ltd  
Easthope and Cubbon Ltd  
Island Facilities Ltd  
Island Electrical Contractors  
Kelco Electrical Ltd  
Main Electrical Ltd  
Stewart Clague Services Ltd  
  
It was **unanimously resolved** to accept the lowest quote which was given by Kelco Electrical Ltd.
- 11/253 Attorney General's Chambers - Highways enquiry - Route running from Crogga to Port Soderick Via Lhergy House**  
Careful consideration was given to a letter from the office of the Attorney General in relation to information that was being sought regarding a planning application.  
  
It was noted that a similar request had also been issued to Santon Parish Commissioners  
  
It was **unanimously resolved** to advise the AG's office that they were aware of the area in question but were unsure of its status and no records were held within this office that could throw any light onto the situation.

**11/254 Laxey Village Commissioners- Civic Sunday- 18<sup>th</sup> September 2011**  
 It was **unanimously resolved** to note that Mr Halsall would represent the Authority at the Service subject to his work commitments.

**11/255 Section 61 Notice at Recycling/Storage compound, Richmond Hill**  
 It was **unanimously resolved** to note the application 11/04061/EPWDS which related to a licence variation by Heritage Homes, and that the Clerk was to obtain a copy of the drawings for their information and consideration.

**11/256 Housing Policy Manager - Rent allowances 2012/13**  
 The Commissioners considered a letter from the Department of Social Care seeking their comments on the proposed public sector rent increase for 2012/13.  
  
 The Commissioners **unanimously resolved** to advise the Department that they would support a 5% increase for the coming year but suggested that careful consideration should be given to the introduction of the Guernsey housing model put forward at the recent Housing Conference, but this had to be supplemented by a properly regulated private rental sector.

**11/257 Walney Extension Offshore Wind Farm - Community Consultation Events - 9th - 15th September 2011**  
 It was **unanimously resolved** to note that the public consultation process was to be held at the Villa Marina on 15<sup>th</sup> September 2011.

**11/258 Ramsey Town Commissioners - Municipal Sunday 16th October 2011**  
 It was **unanimously resolved** to note that the Chairman and Mr Halsall would represent the Authority at the service.

**11/259 Garage Allocation**  
 It was **unanimously resolved** to adjourn this matter as it has been discovered that a garage had been severely damaged by water and the vacant garage would be required for a transfer.

**11/260 Sale of Industrial Compound 42 Snugborough Trading Estate- Subject to Contract**  
 Careful consideration was given to request from the advocates representing the sellers of the property for the Commissioners to be a signatory to the Deeds.  
  
 It was **unanimously resolved** to refer the matter to the Authority's legal advisers because it was unclear why they should be a signatory and the Board wished to avoid any liabilities.

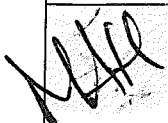
**11/261 Snugborough Trading Estate Lights**  
 Consideration was given to a response from the MEA in relation to the suitability of LED lighting at the estate.  
  
 Although no significant saving was to be achieved by the used of LED lights, it was **unanimously resolved** to have these types of lights installed as they were more environmentally friendly.

**Planning**

**11/262 Planning Applications**  
 It was **unanimously resolved** that the Commissioners had no objections to the following Planning Applications :

- PA11 00994 B - Mr and Mrs B Woodard - Installation of additional window and change of use from ancillary accommodation to tourist accommodation - Beaconsfield Barn Richmond Hill
- PA11 00995 - Mr B Canipa - Installation of wood burning stove in lounge with

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- external twin wall stainless steel flue - 20 Clybane Road Farmhill Braddan
- PA11 01000 LAW - Mr M P Novellie - Application for a certificate of lawfulness for the creation of ancillary living accommodation - The Lodge Oak Hill Port Soderick
  - PA11 01027 B - Isle of Man Development Co. Ltd - Alterations and erection of an extension of office and alterations and extension to existing car parking hard standing - HQ Building Cooil Road Braddan
  - PA11 01032 B - Mr and Mrs A Tucker - Alterations and erection of extensions to dwelling - The Bungalow Fuchsia Gardens Mount Rule Douglas
  - PA11 01051 B - Mr P Erasmus - Conservatory, new gable window and alterations to existing raised patio deck area at rear of building - "Meadow View" the Strang Braddan
  - PA11 01064 - Communications Dynamics Ltd - Erection of a crossed field radio antenna - Field 524081 Douglas Head Braddan
  - PA11 01085 - Estates Services Directorate - Convert the disused residential care facility to 3 No 3 bedroom houses and 2 No 1 bedroom self-contained flats - Tynwald Terrace Braddan
  - PA11 01100 B - Eden Park - Creation of additional car park and access improvements - Eden Farm Cooil Road Braddan
  - PA11 01128 B - Mr M Lowey - Alterations and erection of first floor extension to dwelling - Renscault House East Baldwin
  - PA11 01131 B - Mount Rule Equestrian Centre - Erection of stables and raising of paddock ground levels (both retrospective) and erection of an extension to existing building to provide a covered horse walker and store - Mount Rule Equestrian Centre
  - PA11 01139 B - Mr R Cowley - Erection of an extension to existing garage - 3 Ballamillaghyn Estate Mount Rule Braddan
  - PA11 01182 - Mr R Bentley - Alterations and extensions to dwelling - Poylbreck East Baldwin

It was unanimously **resolved** that the Commissioners would object to the following Planning Applications

- PA11 01004 D - Manx Flat Pack Furniture - Erection of roadside signage - Unit 1-5 Barleyfields IoM Business Park Braddan. *The proposed signs were felt to be over intrusive for the area.*

### 11/263 Planning Approvals

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

- PA11 00801 B - Mr and Mrs P Smith - Alteration, replacement of a garage door with a window and creation of a french door from an existing window to dwelling - 10 River Walk Braddan
- PA11 00829 B - Mr J Bentley - Construction of new driveway and vehicular access onto highway Poylbreck East Baldwin
- PA11 00898 B - Mr A McGee - Erection of a stable block (comprising amendment to PA11 00489 B) -field 524789 Ballamona Farm Oak Hill Port Soderick
- PA 11 00915 C - Jack Frost (Foodservice) Ltd - change of use of two parking spaces to allow the operation of a catering unit (Retrospective) Car Park - Jack Frost (Foodservice) Ltd Springham Industrial Estate Braddan
- PA11 00916 B - Love Lighting Ltd - Alterations to frontage to create four glazed sliding doors - Lights of Man Unit 12 Spring Valley Industrial Estate Braddan
- PA11 00918 B - Mr J Bentley - Window alterations to dwelling - Poylbreck East Baldwin
- PA11 00968 B - Mr M Freestone - Erection of first floor extensions - Rose Hill farm Richmond Hill Braddan

- 11/264 Planning Approval in Principle**  
It was **unanimously resolved** that the following Planning Approval in Principle would be received and noted.
- PA09 00953 A - Mr J Kaye - Approval in principle for the erection of a dwelling with garage - Land to the rear of Thie Ashish Mount Rule Braddan

- 11/265 Planning Refusals**  
It was **unanimously resolved** that the following Planning Refusals would be received and noted.
- PA11 00850 B - Mr R Brown - Erection of a dwelling with integral garage associated parking and landscaping - Mount Rule Nursery Mount Rule Braddan
  - PA11 00871 B - Mr Tim Keig - Erection of a replacement detached dwelling with integral garaging and creation of improved vehicular access - Bay View Old Castletown Road Port Soderick

- 11/266 Planning Appeal**  
It was **unanimously resolved** that the following Planning Appeal would be received and noted.
- PA11 00871 B - Mr Tim Keig - Erection of a replacement detached dwelling with integral garaging and creation of improved vehicular access - Bay View Old Castletown Road Port Soderick

- 11/267 Planning Appeal Against Refusal**  
It was **unanimously resolved** that the following Appeal against Refusal would be received and noted.
- PA11 00850 B - Mr R Brown - Erection of a dwelling with integral garage associated parking and landscaping - Mount Rule Nursery Mount Rule Braddan

- 11/268 Planning Correspondence**  
It was **unanimously resolved** that the following correspondence would be received and noted:
- PA03 00514 B - Mr D Lowey - Extension to Renscault House East Baldwin
  - PA06 01631 B - DC and PK Creer - Erection of a farmhouse and barn/store - Field 520904
  - PA11 00218 D - Dandara Commercial Ltd - Erection of advertising sign (retrospective) - Field 521999 adjacent to Cooil Road IoM Business Park Braddan
  - PA11 00871 - Mr T Keig - Proposed construction of replacement dwelling with integral garaging including creation of improved vehicular access - Bay View Old Castletown Road Port Soderick

**11/269 Section 2  
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) Rent Arrears Reports
- ii) Rates Issues
- iii) Completion Certificates
- iv) Richard Green Associates – Replacement doors at Jubilee Terrace and Close Y Lhergy
- v) Car Park Union Mills
- vi) CTML Group Meeting
- vii) Mount Murray Estate – Installing Animal “Waster Matter” Bins
- viii) Tel's Ltd – Refuse Collection- request for domestic bins
- ix) Dept of Infrastructure – Trees and High Hedges Act 2005
- x) Dept of Infrastructure – General Information for Members and Officers of Local Authorities



- xi) Dept of Infrastructure - Manx Foundation for the Physically Disabled - Access Officer
- xii) Development – River Heights Braddan
- xiii) IoM Water and Sewerage Authority – Research Project – Historic Flood Events
- xiv) Resident River Walk – Mannifest 2011
- xv) Road Transport Licensing Committee

**Private Meeting**

**11/270 Housing Allocations**

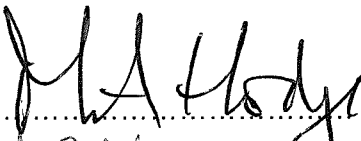
Careful consideration was given to a report from the Housing Officer in relation to the allocation of houses.

It was **unanimously resolved** that Property 053 would be allocated to applicant 1070 from the Commissioners housing waiting list.

**11/271 Date for next meeting**

It was **unanimously resolved** that the date for the next meeting would be either Monday 3<sup>rd</sup> October or Tuesday 4<sup>th</sup> October subject to the Commissioners availability which would be confirmed later in the month.

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

  
 ..... Signed  
 3rd October 2011 ..... Date

CHAIRMAN'S INITIALS

