

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**held in Commissioners Office, Close Corran, Union Mills, Braddan at 7.00pm on**  
**Tuesday 29<sup>th</sup> November 2011**

**In Attendance:**

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

**11/343 Meeting with Richmond Square Design Limited re Ballamona Farm Estate**

The Chairman welcomed Mr Jim Brookman and Mrs Lisa Sheridan from Richmond Square Design Ltd to the meeting.

They explained that they wished to take the opportunity to apprise the Commissioners of the progression of the plan for the completion of the main accommodation block prior to the submission of a planning application.

The Commissioners had a lengthy discussion with the representatives before thanking them for sharing the information and attending the meeting..

Mr Brookman and Mrs Sheridan left the meeting at 7.40pm

**11/344 Apologies**

There were no apologies received.

**11/345 Declaration of Interest**

There were no declarations of interest.

**11/346 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.

**11/347 Deferral of Matters on the Agenda to Private**

It was **unanimously resolved** that Item 16 on the Agenda, Housing Allocations would be deferred to a private meeting.

**11/348 Questions from Members of the Public**

There were no questions from members of the public although Mr H Quayle MHK took the opportunity to inform the Commissioners of the issues in his constituency, that had a bearing on the work of the Authority.

He voiced his support for the car park scheme at Union Mills and advised that he had already had discussions with the Highways Section on the matter.

Mr Quayle was thanked for attendance and left the meeting at 8.30pm.

**11/349 Minutes of Recent Meetings**

The Minutes of the meeting held on Tuesday 1<sup>st</sup> November 2011 were **unanimously approved** and signed by the Chairman as a correct record.

**11/350 Matters Arising****a) Union Mills traffic Ref : Minute 11/308a and Minute 11/333**

It was **unanimously resolved** to note that the planning application for the car park would be submitted as soon as possible, and it was not therefore necessary for the remedial work to take place.

**b) Petition of Doleance of Tel's Limited Ref: Minute 11/308c**

It was **unanimously resolved** to note that the matter was still in the hands of their legal advisers.

**c) High Hedges Ref: Minute 11/308k**

It was **unanimously resolved** to note that a full hearing date in the High Bailiffs Court had been set for February 2012.

**d) BMX Track Cronk Grianagh Park Braddan Ref: Minute 11/312**

It was **unanimously resolved** to note that work was still progressing on the planning application, and that those expressing an interest in being placed on the select tender list had been advised of the situation.

**e) 8 Snugborough Avenue Ref: Minute 11/315**

It was **unanimously resolved** to note that the matter was now being dealt with by the Housing Officer.

**f) Christmas Celebration Ref: Minute 11/317**

It was **unanimously resolved** to note that arrangements were in place to issue cheques to the five chosen organisations.

**g) Collection of Local Authority Rates Ref: Minute 11/318**

It was **unanimously resolved** to note that representatives from Kirk Michael had visited the office to gain an understanding of the process, but there had been no further approaches from any other Authorities.

**h) Cronkbourne Village Housing- Dalrymple Associates Ref: Minute 11/320**

It was **unanimously resolved** to note that the Clerk had attended a meeting with Dalrymples, representatives from Department of Social Care and the Treasury, and it was hoped that a quick resolution to the fees issue would be achieved and the scheme would progress quickly.

**i) Lighting Scheme at Port Soderick Ref: Minute 11/325**

It was **unanimously resolved** to note that the MEA had been asked to liaise with the Department of Infrastructure about designing a lighting scheme that was needed to compliment the proposed road changes.

**j) Policy on tenants participating in the Home Stay Scheme. Ref: Minute 11/330**

It was **unanimously resolved** to note that the Department of Social Care had advised that as a general principle, subject to a person having sufficient space in their dwelling and having obtained the Authority's written permission, registration for Homestay for key Island events such as TT was permissible on a bed and breakfast basis only, with the tenant remaining in occupation at all times.

**k) Property: Ardwyn Main Road Union Mills Ref: Minute 11/**

Careful consideration was given to a report from the Government Valuer on the property on the entrance to the Snugborough Estate.

The Commissioners agreed that they did not wish to purchase the property for use as housing, but would like to consider in greater depth the opportunity to purchase the land for development.

They understood that they could not agree to purchase the property until the matter had been discussed with the Department of Infrastructure and the Treasury to determine if could be included in the Governments capital projects scheme.

It was **unanimously resolved** that the Clerk would investigate the matter further.

**11/351 Matters for Consideration from Section 2**

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

**Section 1:**

**11/352 Gaming (Amendment) Act 1984**

Consideration was given to a letter from the Gambling Supervision Commission seeking the Authority's comments on the Horse and Plough Hotel increasing the amount of gaming machines from 2 to 3.

It was **unanimously resolved** that the Commissioners had no objection to the matter.

**11/353 Estimates 2012-13**

A lengthy discussion was held on the estimates for 2012/13.

It was **unanimously resolved** to defer the matter to the next meeting

**11/354 Invoices for Approval**

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

1. 20305 - Mark of Quality
2. 20327 - C E Richmond Ltd
3. 20364 - 20371 - Salaries
4. 20412 - MEA (2)
5. 20421 - MacOwan Collett Consulting Engineers Ltd

**11/355 Monthly Financial Reports – October**

After discussion it was **unanimously resolved** to accept the Finance Officers report for the period up to October 2011.

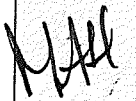
The Income and Expenditure report to October 2011 was considered and is shown below:

**Income and expenditure to October 2011**

<b>General Revenue Account</b>	<b>Actual</b>	<b>Estimate</b>
Total Income for period Actual	978,881	
Total Income Estimated for period		983,964
Total Expenditure for period Actual	427,295	
Total Expenditure Estimated for period		618,715

30/11/11

CHAIRMAN'S INITIALS



Surplus/(Deficit) for period Actual	<b>551,586</b>	
Surplus/(Deficit) for period Estimated		<b>365,250</b>
<b>Housing Revenue Account</b>		
Total Income for period Actual	391,053	
Total Income Estimated for period		399,139
Total Expenditure for period Actual	565,074	
Total Expenditure Estimated for period		566,560
Surplus (Deficit) for period Actual	<b>(174,022)</b>	
Surplus (Deficit) for period Estimated		<b>(167,421)</b>

*Deficit on Housing Account to be met by Housing Deficiency Payment by Department of Social Care*

**11/356 Mr Howard Quayle MHK – Planning Committee**

Consideration was given to a letter from Mr Quayle MHK who was seeking to identify a representative from each Local Authority who would take a lead on planning matters and would attend Planning Committee meetings on a regular basis.

It was **unanimously resolved** to note the letter.

**11/357 VAT on Headstones**

Mr Jessopp advised that he been approached by a parishioner asking if the Authority would campaign for the removal of VAT on headstones.

It was **unanimously resolved** to refer the matter to the Municipal Association.

**11/358 Domestic Waste Disposal Charges Increase 2012**

It was **unanimously resolved** to note the advice from the Department of Infrastructure with regard to the increase in tipping charges at the Energy from Waste Plant from £30.74 to £35 per tonne with effect from 1<sup>st</sup> April 2012.

**11/359 HIV and AIDS Prevention and Education Work – IoMLGBT Community Group**

It was **unanimously resolved** to note the letter of invitation from the Group to a gathering at the Villa Marina.

**11/360 Quotations – Proposed Replacement First Floor Doors at 1-44 Snugborough Avenue**

Consideration was given to three quotes submitted for the installation of replacement doors at the properties.

These were:

Mark of Quality £23410

NK Construction £32537

CS Joinery Construction £35808

After discussion it was **unanimously resolved** to award the contract to NK Construction which was the lowest tender from the companies that were on the Government Approved Register.

*MHE*

**11/361 The Treasury – Bona Vacantia Land at Vicarage Road Braddan**

It was **unanimously resolved** to note a letter from the Treasury confirming that the Authority had their approval, in line with the covenant, to sell the land to the residents and a Petition under Section 25 of the Local Government Act 1985 was now to be forwarded to the Department of Infrastructure.

**11/362 Petition for Redress of Grievance - Mr Joseph Rae Hamilton - Register of Interests, "Corporate Governance Principles and Code of Conduct"**

The Commissioners noted that a Select Committee of Tynwald had been established following the submission of a petition for the redress of grievance by Mr Joseph Rae Hamilton regarding the declaration of interests by members of local authorities.

Consideration was given to a letter from the Clerk of Tynwalds Office seeking a submission to the Select Committee

It was **unanimously resolved** that the following responses, to the questions asked, could be submitted:

- 1) The authority is aware of the recommendation of the Select Committee on the affairs of Braddan Commissioners, approved by Tynwald in June 2009, in relation to the availability for public inspection of a register of interests.
- 2) The authority is aware of the "Corporate Governance Principles and Code of Conduct" issued by the Department of Local Government and the Environment in June 2009 which recommends that authorities comply with the June 2009 resolution in addition to the statutory requirements.
- 3) The register held by the Authority is open to inspection by the public.
- 4) The register is available online.
- 5) The authority has no comments to make or put forward any proposals in response to the issue identified in the prayer of Mr Hamilton's petition.

**11/363 Waste Management & Cleansing Services – Onchan District Commissioners**

The Commissioners noted the tender from Onchan Commissioners for the collection of residual waste from domestic and commercial properties.

It was **unanimously resolved** to defer the matter to the next meeting and to seek a response from Douglas Corporation.

**11/364 Local Authority Lending Scheme**

It was **unanimously resolved** to note a letter from the Isle of Man Bank advising that, due to the lowered long term sovereign rating by Standard & Poors for the Isle of Man from AAA to AA+, the bank would be increasing the charges on fixed rate loans from .2% to .45% with effect from 23<sup>rd</sup> December 2011.

**11/365 The Downs, Union Mills – Public Lighting**

The Clerk put forward for consideration a design scheme prepared by the MEA to update the lighting system at The Downs that was in serious need of intention.

As the scheme was a vast improvement in the lighting of the area it was **unanimously resolved** that the opinion of the residents should be sought before the scheme was progressed.

## Planning

### 11/366 Planning Applications

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

- PA11 01479 B - Cedar Developments Ltd - Erection of an industrial building consisting for four bays with offices - Unit 42 Snugborough Trading Estate
- PA11 01486 B - Mr and Mrs C Wilson - Alterations, replace garage door with a window, erection of a conservatory and extension of driveway and vehicular access - 18 Ballanawin Strang Braddan
- PA11 01494 B - Mr and Mrs J Dean - Alterations and erection of extensions to dwelling - 2 The Falls Tromode Braddan
- PA011 01518 B - Mr & Mrs J Simpson - Replacement dwelling + demolition of existing barns - Ballacaroon Farm
- PA11 01548 B - Progress Shaving Brush (Vulfix) Ltd - Erection of an industrial unit with associated parking and site works - Site adjacent to Media House Tromode Industrial Estate
- PA11 01551 B - Mr and Mrs K Amphlett - Demolition of existing house and barn and construction of a new detached house garages and staff accommodation together with associated hard and soft landscaping work - Ballaveare Old Castletown Road Port Soderick
- PA11 01580 B - C Dawson - Erection of a first floor extension and a single storey extension of rear elevation replace existing garage door with a window and widen existing driveway - 1 Clybane Rise Braddan
- PA11 01583 - Mr M Marlow - Proposed conversion of redundant barn to 3 holiday cottages and creation of additional parking - Ard Na Mara House Quines Hill Port Soderick
- PA11 01585 - Pets at Home - Signage - Unit 2 Cool Road Braddan
- PA11 01603 B - Department of Education - Installation of replacement doors and window to external storage sheds - The Lodge Braddan Road Braddan

It was unanimously **resolved** that the Commissioners would make the following comments in relation to the application listed below:

- PA11 01594 - Next PLC - Application for a certificate of lawful use or development - Unit 1 Spring Valley Industrial Estate. *Approval should only be given if the applicant is restricted to selling large bulky items such as furniture and not items of clothing.*

### 11/367 Planning Approvals

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

- PA11 01266 B - Mr T Leeming - Alterations and two storey extension to provide additional office accommodation - Old Chapel Main Road Union Mills
- PA11 01306 B - Department of Education & Children - Siting of a metal storage container - Ballacottier Primary School Clybane Road Braddan

### 11/368 Planning refusals

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

- PA11 01064 B - Communications Dynamics Ltd - Erection of a crossed field radio antenna - Field 524081 Douglas Head Braddan

**11/369 Planning appeal against refusals**

It was **unanimously resolved** that the following Planning Appeal against Refusal 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

PA11 01256 D - Dandara Commercial Ltd - Erection of advertising sign (Retrospective) - Field 521888 adjacent to Cooil Road IoM Business Park

**11/370 Planning Correspondence**

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

- Department of Infrastructure - Building Preservation Notice - Ballapaddag Farm Cooil Road Braddan

**Section 2****11/371 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. Compound 41, Snugborough Trading Estate - Licence to Occupy
- ii. Rent Arrears Reports
- iii. Braddan School – Braddan Commissioners Christmas Celebration
- iv. Douglas Corporation – Eastern Civic Amenity Site Returns
- v. Quantum Solutions Ltd – Support and Maintenance Agreement for RMX
- vi. PKF – Signed Financial Statements – Year Ended 31st March 2011
- vii. Completion Certificates - Rates
- viii. Resident Reayrt Ny Chrink Crosby – Attachment to Earnings Order
- ix. Road Transport Licensing Committee
- x. Concerns over the access – PA11 01290A – Land adjacent to Ballafletcher Road
- xi. DEFA – Public Health Act 1990 – Property Main Road Union Mills

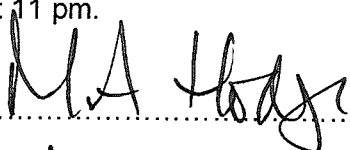
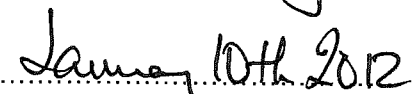
**Private Meeting****11/372 Housing Allocations**

It was **unanimously resolved** to defer the matter pending the Chairman discussing the proposals with the Housing Officer.

**11/373 Date for next meeting**

It was **unanimously resolved** that the date for the next meeting would be Tuesday 20<sup>th</sup> December 2011.

There being no further business, the meeting closed at 11 pm.

.....  ..... **Signed**  
 .....  ..... **Date**