

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 7.00pm
on
Tuesday 27th March 2012

In Attendance:

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

- 12/081 Apologies**
There were no apologies received.
- 12/082 Declaration of Interest**
The Clerk and Deputy Clerk declared an interest in Item 13: Staff Salary.
- 12/083 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.
- 12/084 Deferral of Matters on the Agenda to Private**
It was **unanimously resolved** that Item 13 Staff Salaries would be considered in a private meeting.
- 12/085 Questions from Members of the Public**
There were no questions from members of the public.
- 12/086 Minutes of Recent Meetings**
The Minutes of the meeting held on Tuesday 28th February 2012 were **unanimously approved** and signed by the Chairman as a correct record.
- 12/087 Matters Arising**
- a) Union Mills Car Park- Ref : Minute 12/047a**
It was **unanimously resolved** to note that problems had been experienced with the planning approval as the Department Of Infrastructure had objected due to the visibility splays, but the matter was being addressed.
- b) Petition of Doleance of Tel's Limited Ref: Minute 12/047b**
It was **unanimously resolved** to note that no monies had been received from the company.
- c) Strang Corner Field Ref: Minute 12/047d**
It was **unanimously resolved** to note that the public survey was expected to commence soon.
- d) Waste disposal- Arrangement with Douglas Ref: Minute 12/047f**
It was **unanimously resolved** to note that the Agreement document between Braddan and Douglas for waste disposal had been prepared by Callin Wild and forwarded to the Department of Infrastructure seeking their consent in accordance with Section 17 4A of the Local Government Act 2006.

e) Cronkbourne Village Dalrymple Associates – Cronkbourne Housing Refurbishment Ref: Minute 12/047g

It was **unanimously resolved** to note that the Planning Supervisor was to be appointed shortly and that the Planned Programme start, would be October 2012.

f) Building Survey Ref: Minute 12/047h

It was **unanimously resolved** to note that Building Survey had been completed and work was being done to collate the information to allow the compilation of a 25 year planned maintenance programme.

g) Naming of areas of Port Soderick Ref: Minute 12/047i

A discussion was held on the various areas in and around Port Soderick, but it was felt that the problem lay with the company Richmond Square Ltd using Oakhill in their address which is incorrect.

It was **unanimously resolved** that the Clerk would contact the company to discuss the matter.

j) Garden Competition Ref: Minute 12/054

It was **unanimously resolved** to note that the entry form was to be issued with the rates demand and Business Plan, and that the forms could be returned in a prepaid envelope.

k) Access – Clybane Playground Ref: Minute 12/057

It was **unanimously resolved** to note that two further quotes had been sought.

l) DEFA – Public Health Act 1990 – Part IV – Application for a Waste Disposal Licence Ref: Minute 12/059

It was **unanimously resolved** to note that Cedars Developments had advised that the licence related to 1 or 2 skips for disposing waste for both Cedar and Courtyard Windows and Glazing Ltd

m) Waste Licence Application – 45b Snugborough Trading Estate Ref: Minute 12/059

The Clerk advised that he had called at the DEFA offices in St Johns to inspect the licence application, however was told that Mr Mc Millan was out of the office and he had the licence application with him therefore it wasn't available for inspection. The Clerk stated that he had since contacted Mr Mc Millan in this regard, but had yet to see sight of the application.

Discussion took place and it was **unanimously resolved** that a holding objection would be submitted against the granting of the licence and that a formal complaint should be made to the DEFA due to the document not being available for inspection. The board were of the opinion that such applications should be submitted to them for consideration.

n) 2e2 Maintenance Agreement- Daily tape collection. Ref: Minute 12/061

It was **unanimously resolved** to note that the purchase of a fire resistant safe had allowed the contract for tape collection to be reduced to a weekly rather than daily collection of the tapes which reduced the cost from £2500 pa to £500pa.

o) Department of Social Care – Housing Conference – Friday 23rd March 2012 Ref: Minute 12/064

It was noted that Mr Jessopp, Mr Cottier, the Clerk, Deputy Clerk and the Housing Officer had attended the conference. They reported that the purpose was to present the independent Housing Review prepared for the Department of Social Care by the David Tolson Partnership.

The report was to look at four aspects of the housing sector to determine options available to Government and in particular to:

- ✓ Produce a long term analysis of the housing market incorporating forecasts of the numbers and types of houses required on the Island over the next 20 year, both public and private sector.
- ✓ Identify and analyse policy options (including implications for Government, local authorities and the private sector) for ensuring that housing need is met
- ✓ Analyse the current and future role, organisation and financing of public sector rented housing and to bring forward proposals for measures to meet the need in a financially sustainable manner
- ✓ Identify and appraise options for the future provision of assistance to first time buyers in a financially sustainable manner

The Board were advised that discussions during the day had included: a single local authority housing function, rent increases to meet the projected £16m deficit within the next five years, and means testing of tenants.

It was noted that responses to the consultation document were to be submitted by 7th June 2012 and it was **unanimously resolved** that the Clerk would draft a response for consideration at a later meeting.

p) Dormer and Porches Tender Appraisal - Close Y Locker, Close Y Lhergy and Close Corran. Ref: Minute 12/070

It was **unanimously resolved** to note that the work had been completed.

12/088 Matters for Consideration from Section 2

It was **unanimously resolved** that Item 1 Isle of Man Office of Fair Trading – Proposed Estate Agents and Landlords Bill 2012 – Initial Consultation Exercise would be brought forward from Section 2 for consideration.

Section 1:

12/089 Armed Forces Day Committee – Villa Marina on Sunday 24th June 2012

It was **unanimously resolved to note** that both Mr Cottier and Mr Jessopp would be in attendance on the day.

12/090 Department of Infrastructure - Planning permission for Street Cafes - Advertising consent for 'A' Boards

It was **unanimously resolved** to note that a 36 month trial period was to commence where Street Café owners and persons wishing to display A Boards, would have to apply to the Authority for approval.

12/091 Department of Infrastructure – Planning Policy Statement

It was **unanimously resolved** to respond to the Policy Statement by advising the Department that the Commissioners felt that the document was in fact premature of the promised review of the Isle of Man Strategic Plan.

However the Commissioners felt that if Central Government was minded to continue with this document, then Paragraphs 2 and 4 should be expanded upon to indicate that the presumption in favour of development should be either, within towns or on brownfield sites and not on greenfield sites.

12/092 Douglas Corporation – Keep Mann Tidy – Word on the Street Seminar – Training of Surveyor

It was **unanimously resolved** to note the request from Douglas Corporation for a fee proposal from a company to train local authority staff to become surveyors.

It was further **unanimously resolved** that the Clerk would request a price from Douglas Corporation for a team of litter pickers to carry out litter collections in problem areas around the Parish.

12/093 Invoices for Approval

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

1. 20754- Douglas Corporation
2. 20801- Douglas Corporation
3. 20829- Ridgeway gas
4. 20830-20837- Salaries

12/094 Land – Union Mills

Consideration was given to a letter from a property owner at Glen View Main Road who was enquiring if the Authority would consider selling a small piece of "The Rudge Land" to them, to allow them to increase their off road parking area.

It was **unanimously resolved** that research would be undertaken in relation to the covenants placed on the land before any decision would be made.

12/095 MEA – Public Lighting Maintenance Contract

It was **unanimously resolved** that the Authority accepted the proposal that the MEA should contain to maintain their streetlights and agreed that the contract could be signed.

12/096 MEA – Service Alteration 2 Jubilee Terrace Strang Braddan

It was **unanimously resolved** to note that work would be undertaken by the MEA to move a surface box at 2 Jubilee Terrace.

12/097 Quotations for Ground Works

Consideration was given to three quotes from companies for work to install: a small car park by the Heritage Trail, extend the pathway at Cronk Grianagh Park and move playground equipment from Coronation Terrace to Cronk Grianagh Park.

It was **unanimously resolved** that one further quote should be obtained.

12/098 Peninsula Business Services Ltd – Service Contract

The Clerk put forward for consideration the revised two year full service contract at the newly negotiated rate of £307 per calendar month with effect from 28th June 2012.

It was **unanimously resolved** to have the contract signed but that the company would be put on immediate notice that it will cease on its second anniversary, 27th June 2014.

12/099 Proposed application for the creation of a new off road car park in part of field No. 524051 in relation to the Recreational Hall Port Soderick

It was **unanimously resolved** to note that the application for the car park had been submitted to Planning and that the Clerk would be investigating the ownership of the pavement in front of the adjoining houses which the Commissioners felt belonged to the Department of Infrastructure.

12/100 Select Committee on Local Authorities – Members' Interests

It was **unanimously resolved** to note the Clerks response to the Clerk of Tynwalds Office advising that the Authority felt the rules applicable to Tynwald members on disclosure of members interests should also apply to Local Authority members.

12/101 Tribunals Section - Notice of Rating Objections - Apartments 1-8 The Mallards Apartment Complex Fairways Drive Mount Murray

It was **unanimously resolved** to note the submission of the Clerk to the Rating Tribunal which detailed the Authority's understanding of the occupancy of the premises based on the refuse collection activity since 2009.

12/102 Alley Gating – Snugborough Avenue

The Commissioners considered a report into the request from a tenant to install gates on the alley next to her property due to alleged anti-social behavior.

The Board heard from the Community Warden that no such incidents had been reported to the police and it was **unanimously resolved** that the situation would be monitored over the next six months before any decision would be made.

12/103 Marsh (IoM) Ltd - BPC Insurance Renewal 2012

Consideration was given to the insurance proposal from Marsh IOM Ltd, and a discussion was held on the potential purchasing powers of other local authorities entering in to a combined policy in future years.

It was **unanimously resolved** that the proposal from Marsh IOM Ltd would be accepted.

12/104 Review of Standing Orders

The Clerk put forward a number of areas within the Standing Orders issued on 15th April 2008, that required amendment due to: typographical errors, the clarification of the Clerks spending limits, the change in Government Department names and the proper interpretation of the section relating to the Making of Contracts

It was **unanimously resolved** to implement the following amendments:

• Part 2

Delegated powers

1 (a) Day to day expenditure limit for housing maintenance to increase to £3000

1 (b) Protection of Assets expenditure limits to increase to £3000

1 (f) Tendering Process limit on accepting a competitive tender to increase to £5000.

• Standing Orders on the Making of Contracts

Part 1- General

G2 (a) That this section be expanded upon in relation tenders for building to reflect the revised Treasury procedure issued on 6th January 2012 stating that the advertising for all building work should be via the IOM Employers Federation and not in the newspaper.

The tendering process for other non-building contracts would not change.

G3 To clarify that "registered contractor" means a building contractor registered with the IOM Employers Federation on the Manx Accredited Construction Contractors List.

Part 2- Capital Schemes

CS 1 Change to indicate that capital based housing schemes were to be referred to the Department of Social Care and ratebourne schemes to the Department of Infrastructure.

CS2 Change the Department of Local Government and the Environment to the Department of Social Care or the Department of Infrastructure as appropriate.

CS5 Not to be amended

The insertion that the procedures relating to contracts do not related to Statutory functions discharged under Section 17 of the Local Government Act 1985.

12/105 Proposed Estate Agents and Landlords Bill

Consideration was given to the consultation document issued by the Isle of Man Office of Fair Trading relating to a proposed Estate Agents and Landlords Bill which is being draft by the Office of Fair Trading and the Department of Social Care.

It was **unanimously resolved** that a response would be issued stating that any legislation that led to the observance of first time buyers in relation to their terms and conditions of purchase, in particular using properties for rental purposes, would be supported as it may assist in the reform of local authority housing.

Planning**12/106 Planning Applications**

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

- PA12 00212 B - Mr John Jones - Erection of a single storey link extension to existing detached garage - 171 Fairways Drive Mount Murray
- PA12 00220 - Celton Manx Ltd - Extension to existing glazed entrance porch - Celton House adjacent to MEA Headquarters and Ballacottier Cottage IoM Business Park Cooil Road Braddan
- PA12 00221 - Vagabonds RUFC - Erection of Floodlighting Adjacent to Playing Fields - Ballafletcher Road Braddan
- PA12 00233 - Mr Martin Marlow - Proposed Demolition of Barns and Erection of Seven Tourist Units (Retrospective)
- PA12 00243 - Eden Park Ltd - Extension to Garden Centre to Provide - Storage Facility - Garden Machinery Workshop - Weather Protection to Existing Canopied Display Area
- PA12 00258 - Richard and Hazel Bolton - Proposed Replacement of Existing Windows with Timber - Ellenbrook House Old Castletown Road Braddan
- PA12 00275 - Mr Martin Marlow - Erection of a building to replace existing barn for the storage of TT course equipment - Land Adjacent to Holiday Cottage Complex Ard Na Mara House Quines Hill Port Soderick
- PA12 00289 - Mr and Mrs Paul Kelly - Creation of an animal shelter - Site of former Ohio Carding Mill Field 520820 Millcroft East Baldwin
- PA12 00295 B - Vehicle Test Centre - Erection of a single storey extension to provide public entrance, waiting room and toilets - Ballafletcher Road Cronkbourne Braddan
- PA12 00307 - IoM Post Office - Demolish existing customer collection porch, extend existing customer collection and posting accommodation incorporating access for persons with disability
- PA12 00308 B - Mr and Mrs G Taggart - Erection of a replacement stables and tractor/equipment store - Field 524326 Fernlea West Baldwin
- PA12 00313 D - Currys/PC World - Installation of illuminated signage - Spring Valley Industrial Estate Braddan
- PA12 00363 - Mr Graham Finch - Construction of a two storey extension to create a garage and a utility room at ground floor level, and two bedrooms with shower at first floor level - 70 Cronk Grianagh Braddan

12/107 Planning Approvals

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

- PA11 01518 B - Mr and Mrs James Simpson - Demolition and replacement of existing dwelling including renovation of existing barns (Amendments to PA11 00033 B) - Ballacaroon Farm West Baldwin Road Mount Rule
- PA12 00051 B - Mr Kenneth Crellin - Alterations and erection of an extension to dwelling - 20 Ballamillaghyn Estate Mount Rule Braddan
- PA12 00053 B - Mr Malcolm Clark - Alterations and first floor extension to dwelling - 101 Fairways Drive Mount Murray
- PA12 00054 B - Mr Richard Hodge - Replace existing patio doors with windows and doorway - 1 The Falls Tromode
- PA12 00073 B - Mr Bill Mummory - Erection of a single storey extension to side and rear of dwelling - 1 Ballacottier Meadow Braddan
- PA12 00079 B - Dixons Retail PLC - Installation of external condensers within galvanised enclosure - Unit 1 Spring Valley Trading Estate Braddan
- PA12 00185 B - Mr Noel Hunter - Extension to dwelling - Reayrt Ny Cabbil Richmond Hill Braddan
- PA12 00 204 B - Mrs and Mrs S Christian - Erection of a first floor extension over existing garage - 38 Hollin Bank Braddan

12/108 Planning Appeals

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

- PA11 01721 B - Eden Park Ltd - Creation of a car park, access improvements and change of use of existing farm cottage to offices, Ballapaddag Farm Cottage adjacent to Eden Park Ltd Cooil Road ~Braddan

12/109 Planning Appeals Against Refusals

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

- PA11 01304 B - Mr John Tallon - Erection of an extension to dwelling - 61 Ballanawin Strang Braddan
- PA11 01551 B - Mr and Mrs Kevin Amphlett - Demolition of existing house and barn and erection of a detached dwelling, garages and staff accommodation with associated hard and soft landscaping - Ballaveare Old Castletown Road Port Soderick

12/110 Planning Correspondence

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

- PA11 01064 B - Communications Dynamics Ltd - Erection of a crossed field radio antenna - Field 524081
- PA11 01256 D - Dandara Commercial Ltd - Erection of advertising sign (Retrospective) Field 521888 Adjacent to Cooil Road IoM Business Park Braddan
- PA12 00137 B - Carnane Estate Ltd - Erection of a building of two apartments to replace existing dwelling and creation of off road parking to each property - 4 Park View and No's 2 & 3 Park View Old Castletown Road
- PA12 00212 B - Mr John Jones - Erection of a single storey link extension of existing detached garage - 171 Fairways Drive Mount Murray

- PA12 00233 B - Mr M Marlow - Demolition of barns and erection of seven tourist units (Retrospective) - Ard Na Mara House Quines Hill Port Soderick
- PA12 00258 B - Mr and Mrs R Bolton - Window alterations and installation of replacement windows to dwelling - Ellenbrook House Old Castletown Road Braddan
- PA12 00275 B - Mr M Marlow - Erection of a building to replace existing barn for the storage of TT course equipment - Land adjacent to Holiday Cottage Complex - Ard Na Mara House Quines Hill Port Soderick

Section 2

12/111 General Matters

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

- CallinWild – Agreement with Douglas Borough Council
- Department of Infrastructure – Natural Gas Conversion Project
- The Treasury – 1st Supplemental List 2012
- Road Transport Licensing Committee

12/112 Private Staff Salary

The Clerk and Deputy Clerk left the meeting.

Consideration was given to a report from the Clerk in relation to the annual cost of living wage rise for the staff.

It was **unanimously resolved** that the 1.75% wage rise awarded to Local Authority staff should be implemented in accordance with their terms and conditions of service.

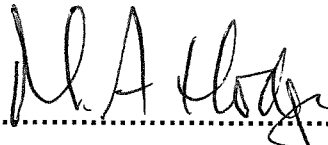
It was **unanimously resolved** that the report from the Clerk in respect to his cost of living award, and process by which future awards should be determined, would be referred to the new Board for consideration after the forthcoming election.

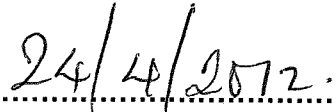
The Clerk and Deputy Clerk returned to the meeting.

12/113 Date for next meeting

It was **unanimously resolved** that the date for the next meeting would be Tuesday 24th April 2012.

There being no further business, the meeting closed at 9:45 pm.


.....Signed


.....Date