

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**held in Commissioners Office, Close Corran, Union Mills, Braddan at 7.00pm**  
**on**  
**Tuesday 24<sup>th</sup> April 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

**12/114 Apologies**

There were no apologies received.

**12/115 Declaration of Interest**

There were no declarations of interest.

**12/116 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.

**12/117 Deferral of Matters on the Agenda to Private**

It was **unanimously resolved** that Item 9 Housing Allocations, Item 12 Bathroom 10 Close y Locker would be considered in a private meeting.

**12/118 Questions from Members of the Public**

Mr Howard Quayle MHK was welcomed to the meeting by the Chairman at 7pm. He discussed with the Commissioners the latest developments on the traffic issues in the Parish, including Cronk Grianagh roads, Port Soderick road signage and speed, Strang Road speed bumps and Cronkbourne Village/Ballaletcher Road traffic refuge.

Mr Quayle was thanked for his attendance and left the meeting at 7.40pm

Mrs Gelling was then welcomed to the meeting by the Chairman and she asked the Commissioners for their views on the development of Camlork Farm in the light of the recent Department of Infrastructure, Planning Policy Statement.

The Chairman advised her of the Authority's response to the Planning Policy Statement and reassured Mrs Gelling that the Boards stance had not changed on the issue and that it still stood against any inappropriate development of the land in the Parish, and it would actively promote the use of brownfield, not greenfield sites.

**12/119 Minutes of Recent Meetings**

The Minutes of the meeting held on Tuesday 27<sup>th</sup> March 2012 were **unanimously approved** and signed by the Chairman as a correct record.

**12/120 Matters Arising****a) Union Mills Car Park- Ref : Minute 12/087a**

It was **unanimously resolved** to note that on advice from the Department Of Infrastructure the original planning application had been withdrawn and a revised application had been submitted.

CHAIRMAN'S  
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**b) Petition of Doleance of Tel's Limited Ref: Minute 12/087b**

It was **unanimously resolved** to note that no monies had been received from the company.

**c) Strang Corner Field Ref: Minute 12/087c**

It was **unanimously resolved** to note that the on-line public survey was expected to commence soon with the face to face survey shortly afterwards.

The Clerk also advised that he had been approached by Mr Arthur from the Sandsiders Shooting Club who were very interested in being involved with the project and were discussing the matter with Isle of Man Sport.

**d) Naming of areas of Port Soderick Ref: Minute 12/087g**

It was **unanimously resolved** to note that the Clerk was expecting a response shortly from the Company in relation to their business address.

**e) Access – Clybane Playground Ref: Minute 12/087k**

It was **unanimously resolved** to note that, despite his best efforts, the Clerk had been unable to obtain two further quotes for the work and had therefore asked R Cain contractors, the only tenderers, to complete the work.

**f) Waste Licence Application – Tels Recycling 45b Snugborough Trading Estate Ref: Minute 12/087m**

The Clerk produced for the meeting, the licence application for the company and correspondence from Mr Mc Millan from DEFA about the licensing process.

It was **unanimously resolved** to note that a licence could not be issued until Planning Approval had been granted.

**g) Litter picking Ref: Minute 12/092**

The Clerk advised that in the light of recent discussions, Douglas Corporation had offered to give a demonstration of their litter picking machine.

It was **unanimously resolved** to consider this an option to address any problem areas identified in the Parish.

**h) Groundwork Grianagh Park- Quotations for Ground Works Ref: Minute 12/097**

The Clerk advised that despite contacting four more companies, only one further company had submitted a quote.

The following quotes were considered:

Company	Car Park	Roadway	Play area
R Cain Plant Hire	4400	16750	6250
S Christian	9115	21975	19487
Paul Carey and Sons	24405 (including roadway)		
Greenland Construction	6630	44633	-

It was **unanimously resolved** to award the three contracts to R Cain Plant Hire.

A discussion was then held on the funding for these projects as they formed part of a wider scheme of recreational facilities in the Parish.

Finally it was **unanimously resolved** to finance the three projects from the general revenue budget but to include them in the Petition process for all the schemes.

**i) Port Soderick Hall- Grass verge ownership Ref: Minute 12/099**

It was **unanimously resolved** to note that investigations were continuing into the ownership of the pavements to the south of the Recreational Hall.

**j) Rating Tribunals-The Mallards Mount Murray Ref: Minute 12/101**

It was **unanimously resolved** to note that the Tribunal had been delayed until July.

**12/121 Matters for Consideration from Section 2**

There were no matters for consideration from Section 2.

**Section 1:****12/122 Boundary Review Committee**

Careful consideration was given to a questionnaire from the Boundary Review Committee which gave the top five options for determining future Parliamentary constituency boundaries.

It was **unanimously resolved** that the Clerk would advise the Committee that the Commissioners first preference would be 12 two seat constituencies and their second preference would be 8 three seat constituencies.

**12/123 Department of Infrastructure- Cooil Road Roundabout**

It was **unanimously resolved** to note the plans of the Department of Infrastructure to resurface the roadway from Cooil Road roundabout to the Mount Murray background.

**12/124 Planning Supervisor – Cronkbourne Village**

It was **unanimously resolved** to note the fee proposal from Holmes Grace for their work as Planning Supervisor for the Cronkbourne Village scheme.

**12/125 Invoices for Approval**

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

1. 20841 Douglas Corporation
2. 20843 MC Locksmith
3. 20849-20850 Callin Wild
4. 20853 Island Facilities
5. 20865 NK Construction
6. 20868 McArd Contractors
7. 20869 Dalrymple Associates
8. 20870 MEA
9. 20874 MEA
10. 20898 Regal Aluminium
11. 20907 MEA
12. 20939 Ridgeway Gas
13. 20946 Onchan Commissioners

**12/126 Monthly Financial Reports- February 2012**

It was **unanimously resolved** to note the Finance Officers report for February 2012.

**12/127 Port Soderick Hall- Lighting and Gate**

Careful consideration was given to a request from the charity for the Commissioners to install a lighting scheme and gates to the proposed new car park.

It was **unanimously resolved** that that there was insufficient need for a lighting scheme and the charity should consider its own floodlight attached to the building, and that a gate would not be installed as it was to be used as a resource for the Parish and not purely for the benefit of the hall users. The use of the car park would be monitored by the Community Warden to avoid it being abused.

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**12/128 Rally IOM Ltd- Memorial Hall**

The Commissioners considered a letter from the Club advising that they wished to relinquish their lease as they had found alternative premises. The Clerk advised them that the agreement required 6 month notice from either party, but that due to the impending refurbishment it may be mutually beneficial if a shorter period of notice was agreed.

It was **unanimously resolved** to note that Chrystals Estate Agents had been contacted to value the property as a commercial let and to advise the Authority of its options.

**12/129 Standing Orders- 24<sup>th</sup> April 2012**

It was **unanimously resolved** to adopt the amended Standing Orders with effect from 24<sup>th</sup> April 2012.

**12/130 Rudge Land – Union Mills**

Consideration was given to a full copy of the Deed of Transfer of the land from the previous owners to the Authority in 1992.

It was noted that there was a covenant on the land in relation to restricting the sale of any portion which could only be lifted with a payment of £15,000 to the Rudge family.

It was **unanimously resolved** to advise the prospective purchasers of the small area of land of the cost of lifting the covenant and to seek their views on whether they wished to pay to have the covenant lifted.

**12/131 Local Government Superannuation Pension Policy**

It was **unanimously resolved** to note the employers guidelines on the revised Local Government Superannuation scheme that came into effect from 1<sup>st</sup> April 2012.

**12/132 MEA Publicity- LED lights Snugborough Trading Estate.**

The Commissioners considered a draft publicity release prepared by the MEA promoting the installation of LED lighting and using the Snugborough Estate as an example. It was noted that the emphasis for the installation of this type of lighting seemed to be placed on the MEA however this was not the case and the decision was that of the Commissioners.

It was **unanimously resolved** to ask the MEA to change the emphasis in the Press Release.

**Planning****12/133 Planning Applications**

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

- PA12 00402 - Braddan Commissioners - Proposed new off road car park in part of field No. 524051 in relation to the recreational hall
- PA12 00413 - Jojay Ltd - Erection of 19 industrial units for a mixed use of general industrial and storage/distribution with associated external works and drainage - Development Adjacent to BCS House Peel Road Braddan
- PA12 00438 - Mr Sean and Mrs Elmar Dowling - Erection of dwelling with detached garaging (amendment to PA10 01512 B) - Land at Mount Rule House Mount Rule Braddan
- PA12 00480 - Mr and Mrs Nigel Minay - Proposed Front Porch Extension - 'Eary Ween' East Baldwin Braddan

- PA12 00494 - Mr and Mrs S Wragg - Erection of a replacement dwelling - Lower Ballawyllan East Baldwin
- PA12 00519 - Braddan Parish Commissioners - Creation of a public car park with an entrance/exit to the main road on the vacant site next to the Central Stores/Post Office Peel Road Union Mills

#### 12/134 Planning Approvals

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

- PA12 00185 B - Mr Neil Hunter - Extension to dwelling - Reayrt Ny Cabbil Richmond Hill Braddan
- PA12 00212 B - Mr John Jones - Erection of a single storey link extension to existing detached garage - 171 Fairways Drive Mount Murray Braddan IM4 2JG
- PA12 00220 B - Celton Manx - Extension to existing glazed entrance porch - Celton House IoM Business Park Braddan
- PA12 00243 B - Eden Park Ltd - Extension to provide storage facility, garden machine workshop and weather protection to existing canopied display area - Eden Park Garden Centre Ballapaddag Cooil Road Braddan
- PA12 00258 B - Mr Richard and Mrs Hazel Bolton- Window alteration and installation of replacement windows to dwelling - Ellenbrook House Old Castletown Road Braddan
- PA12 00307 B - IoM Post Office - Demolish existing and erection of replacement extension to extend existing customer collection and posting accommodation with provision of access for person with disability - Postal Headquarters Spring Valley Industrial Estate
- PA12 00363 B - Mr Graham Finch - Erection of a two storey extension to side elevation of dwelling - 70 Cronk Grianagh Estate Braddan

#### 12/135 Planning Refusal

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

- PA11 01726 B - IoM Development Company Ltd & Dixons Retail Plc - Construction of internal mezzanine floor to increase retail floor space - Unit 1 Spring Valley Industrial Estate Braddan

#### 12/136 Planning Correspondence

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

- PA11 01304 B - Mr John Tallon - Erection of an extension to dwelling - 61 Ballanawin Strang Braddan
- PA11 01751 B - Braddan Parish Commissioners - Creation of public car and vehicular access - Site adjacent of Central Stores Main Road Union Mills Braddan
- PA12 00313 D - Currys/PC World - Signage - Spring Valley Industrial Estate Braddan
- PA12 00413 B - Jojay Ltd - Development Adjacent to BCS House Peel Road Braddan
- PA12 00519 B - Braddan Parish Commissioners - Creation of a public car park and vehicular access - Sit adjacent to Central Stores Main Road Union Mills Bradda

**Section 2****12/137 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
- ii) Rates – Completion Certificates
- iii) Rates – Charities Exemption Claim Form
- iv. Resident – Complaint – Feeding of Sea Gulls on the Estate
- v. Agreement between Douglas Borough Council and Braddan Parish Commissioners - Collection of Household and Commercial Waste
- vi. Garden Competition 2012 - Entries
- vii. Deeds of Conveyance - Land at Farmhill
- viii. Department of Infrastructure – Consultation on Draft Planning Policy Statement - Planning and the Economy
- ix) Peninsula Business Services Ltd – Services Available to BPC
- x) Road Transport Licensing Committee

**Private****12/138 10 Close y Locker**

Consideration was given to a report from the Clerk in relation to the larger than normal cost of the refurbishment of the bathroom. It was noted that the work of the original contractor had not been up to standard and a second contractor had been appointed to rectify the problems caused which had added to £1300 to the cost.

It was **unanimously resolved** that the first contractor would be contacted and advised about the additional costs and seek his views on compensating the Authority for the extra costs in had incurred.

**12/139 Housing Allocation**

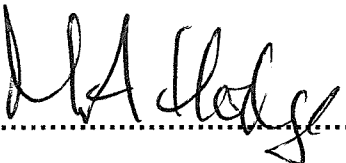
The Commissioners noted the report from the Housing Officer and **unanimously resolved** that:

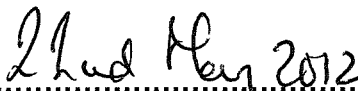
Property 030 should be allocated to applicant 1225

**12/140 Date for next meeting**

There was no date fixed for the next meeting due to the election to be held on Thursday 26<sup>th</sup> April 2012.

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

  
.....Signed

  
.....Date