

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**held in Commissioners Office, Close Corran, Union Mills, Braddan at**  
**2.00pm on**  
**Thursday 14<sup>th</sup> June 2012**

**In Attendance:**

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

- 12/216 Apologies**  
There were no apologies for absence.
- 12/217 Declaration of Interest**  
Mr Jessopp declared an interest in 12/237 which related to a Planning Application 12/00698
- 12/218 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.
- 12/219 Deferral of Matters on the Agenda to Private**  
There were no matters deferred to a private meeting.
- 12/220 Questions from Members of the Public**  
There were no questions from members of the public.
- 12/221 Minutes of Recent Meetings**  
The Minutes of the meeting held on Thursday 31<sup>st</sup> May 2012 were **unanimously approved** and signed by the Chairman as a correct record.
- 12/222 Matters Arising**
- a) Petition of Doleance of Tel's Limited Ref: Minute 12/192a**  
It was noted that no further monies had been received from the company and approximately £23500 now remained outstanding.
- It was **unanimously resolved** that the matter would remain as an agenda item until full payment had been received.
- b) Strang Corner Field Ref: Minute 12/192b**  
The Clerk reported that almost 500 responses had been received from the on-line survey and the face to face exercise was to start shortly.
- It was **unanimously resolved** to note that the Clerk intended to produce a draft business case for consideration by the Department of Infrastructure and the Treasury when the consultation exercise had been completed.
- c) Naming of areas of Port Soderick Ref: Minute 12/192c**  
It was **unanimously resolved** to note that the Clerk was still awaiting a response from the Company in relation to their business address.

**d) Department of Infrastructure - Presentation by iESE Ltd on Partnerships and Efficiencies in the Public Sector Ref: Minute 12/209**

The Chairman reported that she and the Clerk had attended the presentation made by iESE Ltd, a company established by local authorities in the UK.

She informed the Board that the company had put forward some interesting examples of how the organisation had assisted local authorities in working together without the organisations being concerned about losing their individual identities.

The Board **unanimously resolved** to note the feedback and that the Chairman felt that lessons could be learned from the presentation.

**12/223 Matters for Consideration from Section 2**

There were no matters for consideration from Section 2.

**Section 1:**

**12/224 Port Soderick Car Park – Boundary Hedge**

Mr Jessopp informed the Board that he had been approached by the resident adjacent to the Hall enquiring if the Commissioners would consider planting a boundary hedge to separate their property from the Hall's play area when the car park was complete.

After discussion it was **unanimously resolved** that arrangements could be made for the planting of a hedge when the landscaping for the car park took place.

**12/225 Review of Affordable Housing**

The Clerk put forward a draft document for consideration and discussion in response to the review undertaken by the David Tolson Partnership on behalf of the Department of Social Care.

Whilst the Commissioners in general supported the ideas put forward in the report, such as a programme of rent increases being linked to income, and moving to shared equity properties, the response highlighted the Commissioners concerns over the proposal to remove the housing function from local authorities and it being performed by a central body.

Subject to the agreed amendments and additions it was **unanimously resolved** that the response would be sent to the Department of Social Care.

**12/226 Working with Businesses in the Parish**

The Clerk put forward for discussion a brief paper to encourage debate on how the Authority could provide a better service to the business community given their contribution to the rate income.

He advised that he had sought feedback from local businesses for the last three years in the business plan but to no avail.

There appeared to be nothing of any significance brought to the attention of the Commissioners from the business community although Mr Quaye suggested that attention could be paid to the standard of upkeep of the roadway at Snugborough such as road sweeping and weed killing.

It was **unanimously resolved** that the Clerk would look into these issues and that the Commissioners would continue to bear the matter in mind.

**12/227 Criminal Justice, Police Powers and Other Amendments Bill Consultation Document**

After consideration it was **unanimously resolved** that the Commissioners had no submission to make in relation to the consultation document.

**12/228 Isle of Man Government – Accounts Production and the Public Auditors**

The Board noted the letter from the Isle of Man Treasury which set down the timescale for the completion of accounts, and the penalties for not meeting the timescale.

The Commissioners **unanimously resolved** to note confirmation from the Finance Officer that all the targets had been met.

The Finance Officer advised the Commissioners of the opportunity to meet the auditors on 2<sup>nd</sup> July 2013 prior to them commencing the audit for 2011/12.

**12/229 Housing Report - Annual Review of Planned Maintenance Programme**

It was **unanimously resolved** to note the document prepared by the Research and Development Officer which detailed the condition of the Authority's housing stock and set down a 25 year planned maintenance programme.

**12/230 Alexander Elliot - Internal Audit 2011-12**

The Finance Officer put forward for consideration the internal audit report for 2011-12 prepared by Alexander Elliott.

She highlighted the work they had done on the comparison of the different approaches by local authorities to refuse charges, and their recommended controls for determining suitable depositors when the Authority considered making any investments.

It was **unanimously resolved** to note the advice on both issues and the management responses to the risk areas prepared by the Finance Officer.

They also asked that consideration be given to a process of rotating auditors on a three yearly basis and It was **unanimously resolved** that competitive tenders be sought for 2012/13 audit.

**12/231 Local Government Reform**

A discussion was held on local government reform following the recent statement from the Chief Minister regarding his commitment to reform within the present governments term of office.

It was **unanimously resolved** to meet Mr Ronan at the earliest opportunity but it was the feeling of the Commissioners that change would not take place unless the principle was imposed from the top down and planned from the bottom up.

**12/232 Invoices for Approval**

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

- 21120- J Doyle
- 21131- Ridgeway Gas
- 21138- MEA
- 21141- Dalrymples (payment withheld)

**12/233 Church View Steps**

The Clerk advised that he had been approached by the liquidators of the development company JG Kelly Ltd who were trying to settle all matters in relation to closing down the company as soon as possible.

In particular they were asking if the Authority would adopt the steps at Church View as an amenity to the Parish.

The Clerk put forward an engineering report prepared for the Authority on the condition of the steps, and an estimate in excess of £15,000 from a building contractor for work to bring the steps up to an acceptable standard.

It was **unanimously resolved** that the Authority would not adopt the land until the developer had carried out the work on the steps.

**12/234 Tender Summary - BMX Track Cronk Grianagh Park**

The Clerk put forward for consideration a summary of the tenders for the building of a BMX track in Cronk Grianagh Park.

It was noted that at the time of opening of the sealed tender documents by the Chairman that four proposals had been submitted but one had since been withdrawn following a discussion with the Quantity Surveyor appointed by the Commissioners.

The following submissions were made:

J E Cain	£21,500
S Christian and Sons Ltd	£23,941
Ayre Construction	£36,950

It was **unanimously resolved** that the contract would be awarded to J E Cain subject to the company confirming to the Quantity Surveyor that they were able to complete the work within the contract price.

**12/235 Manx Telecom - Snugborough Trading Estate**

The Clerk informed the Commissioners that he had been approached by a contractor working for Manx Telecom who wished to install cabling under the roadway owned by the Commissioners at Snugborough Trading Estate.

It was **unanimously resolved** that they had no objection to the proposal subject to the understanding that the roadway would be reinstated to its present standard.

**12/236 Commissioners – Invitations**

The following invitations were considered:

- a) To meet Mr Ronan MHK

It was **unanimously resolved** that the Commissioners would meet Mr Ronan at their next Board. meeting

- b) Department of Infrastructure: Planning and Nature Conservation

It was **unanimously resolved** that Mr Jessopp would represent the Authority at the meeting on 26<sup>th</sup> June 2012

- c) Peel Civic Service

It was **unanimously resolved** that Mrs Hodge and Mr Halsall would represent the Authority and the service on 15th July 2012

## Planning

### 12/237 Planning Applications

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

Mr Jessopp left the meeting at this stage

- PA12 00698 - Mr Andrew Jessopp - Two storey extension to the south west of the existing property to create a new first floor master bedroom and kitchen/lounge at ground floor - Sea Cliff Ballaveare Braddan

Mr Jessopp then returned to the meeting.

- PA12 00728 - Mrs Collette Ker - Single storey ground floor conservatory on the front elevation of the property - 78 Fairways Drive Mount Murray Braddan
- PA12 00775 - Mr and Mrs Donald Lindsay - Erection of orangery to replace existing conservatory to rear elevation - 4 River Walk Braddan
- PA12 00815 - TLC Business Solutions Ltd - Addition of business continuity and workshop use to existing office and training premises - Minerva House Ballafletcher Road Cronkbourne Braddan
- PA12 00818 - Carnane Estate Ltd - Erection of a replacement dwelling - 4 Park View Old Castletown Road Braddan
- PA12 00820 - Christine Faragher - replace existing glazed conservatory roof with tiles and roof light - 47 Clybane Rise Braddan

### 12/238 Planning Approvals

It was **unanimously resolved** to note the following Planning Approvals

- PA12 00221 B - Vagabonds RUFC - Erection of floodlighting - Vagabonds RUFC Playing Fields Ballafletcher Road Braddan
- PA12 00295 B - Department of Infrastructure - Erection of a single storey extension to provide public entrance waiting room and toilets - Vehicle Test Centre Ballafletcher Road Cronkbourne Braddan
- PA12 00565 B - Mr Robert and Mrs Beverly Cowley - Alterations and erection of a single storey and part two storey extension - 3 Ballamillaghyn Estate Mount Rule Braddan
- PA12 00613 D - DLP Limited - Erection of signage - Unit's 15,L, 11B and 11A Snugborough Trading Estate Union Mills
- PA12 00625 B - Mr John Tallon - Erection of an extension to dwelling - 61 Ballanawin Strang Braddan

### 12/239 Planning Appeal against Approval

It was **unanimously resolved** to note the following Planning Appeal against approval.

- PA12 00413 B - 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

**12/240 Planning Correspondence**

It was **unanimously resolved** to note the following

- PA11 01064 B - Communications Dynamics Ltd - Erection of crossed field radio antenna - Field 524081 Douglas Head Douglas
- PA11 01232 B - H Richmond Ltd - Erection of a light industrial development comprising 4 individual buildings providing 24 separate units with parking and landscaping - Field 521919 land adjacent to Eden Park Cool Road
- PA12 07211 DEX - BPC - Conversion of outbuilding into toilet - 54 Snugborough Avenue Braddan

**Section 2****12/241 General Matters**

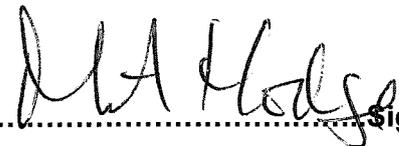
It was **unanimously resolved** that the content of the correspondence detailed in the Agenda relating to the following issues would be noted:

- i) Rent Arrears
- ii) Rates – Charities Exemption Claim Form
- iii) PA12 00519 B - BPC - Creation of a public car park and vehicular access - Site adjacent to Central Stores Main Road Union Mill
- iv) TT MGP – Prohibited Area Union Mills
- v) Road Transport Licensing Committee

**12/242 Date for next meeting**

A date for the next meeting was set for 2pm on Thursday 12<sup>th</sup> July.

There being no further business, the meeting closed at 4.45 pm.

  
.....Signed

  
.....Date