

MINUTES OF BRADDAN PARISH COMMISSIONERS
 held in
Commissioners Office, Close Corran, Union Mills, Braddan at
2.00pm on
Thursday 12th July 2012

In Attendance:

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

12/243 Apologies

There were no apologies for absence.

12/244 Declaration of Interest

Mr Quaye declared an interest in 12/272 which related to Planning Application PA12/00698

12/245 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.

12/246 Deferral of Matters on the Agenda to Private

There were no matters deferred to a private meeting.

12/247 Questions from Members of the Public

There were no questions from members of the public.

12/248 Meeting with Mr D Humphrey, Dandara

At 2pm the Chairman welcomed Mr Humphrey to the meeting who wished to seek the Commissioners views on a proposal to develop an area of land at Middle Farm presently zoned for agriculture.

He advised that his company had entered into an agreement with a groundworks company who wished to purchase from them, a developed site suitable for recycling building material.

A discussion took place on the alternative sites that had been considered, and the Board noted that Dandara had a similar facility adjacent to the proposed development.

Mr Humphreys was reminded about his organisations previous commitment to landscaping and screening the facility from the road and he explained the rationale behind their actions.

Mr Humphreys thanked the Commissioners for their time and left the meeting at 2.15pm.

12/249 Minutes of Recent Meetings

The Minutes of the meeting held on Thursday 14th June 2012 were **unanimously approved** and signed by the Chairman as a correct record.

12/250 Matters Arising**a) Petition of Doleance of Tel's Limited Ref: Minute 12/222a**

It was noted that approaches had been made to the Coroner to determine if any further contributions had been received from the company and the Finance Officer was awaiting a response.

It was **unanimously resolved** to note that it still appeared that the sum of £23,500 remained outstanding.

b) Strang Corner Field Ref: Minute 12/223b

The Clerk reported that a meeting had been arranged to consider the responses to the on-line and face to face surveys.

It was **unanimously resolved** to note that following an informal discussion with the IOM Treasury, the Clerk intended to produce a draft business case for consideration by the Board prior to it being referred to the relevant Departments of central government.

c) Naming of areas of Port Soderick Ref: Minute 12/224c

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

d) Local Government Reform Ref: Minute 12/224c

The Commissioners were advised of Mr Ronan MHK availability and it was **unanimously resolved** to organise a meeting at a mutually convenient time.

e) Manx Telecom - Snugborough Trading Estate Ref: Minute 12/224c

The Clerk advised the Commissioners that subsequent to them allowing the company to dig a trench in the pathway owned by the Commissioners at Snugborough Trading Estate, Manx Telecom had asked for a £750 contribution toward the re-instatement work, on the grounds that the present pathway was a trip hazard and would now be brought up to an acceptable standard.

It was **unanimously resolved** that the Authority would make a contribution to the work, and the Community Warden was to make arrangements to stop vehicles parking on the pathway which had led to its current state of repair.

12/251 Matters for Consideration from Section 2

It was **unanimously resolved** that the following item would be brought forward from Section 2

ii) Trees and High Hedges- Callin Wild- Boardman v BPC

Section 1:**12/252 Trees and High Hedges- CallinWild – Boardman-v-BPC**

Consideration was given to the advocates charge for work undertaken whilst representing the Authority at the hearing in front of the High Bailiff.

The Clerk advised that the High Bailiff had, in the majority, agreed with the enforcement order issued by the Authority but added a definition of "significant gaps in a hedge". He had also decided that each party should meet their own legal costs, save for the cost of the expert brought to the island by the Boardmans, which should be shared.

The Commissioners noted that the cost to the Authority for the legal support was £6,000 plus a further £2,000 for shared cost of the expert.

It was **unanimously resolved** that their concern over legal costs be brought to the attention of the Department of Infrastructure, given that the work had been devolved from Central Government but it seemed that cost implications to local authorities had not been considered.

12/253 Accounts Year End March 2012

Careful consideration was given to a draft set of accounts for 2011/12 presented by the Finance Officer.

After clarification of a number of minor points it was **unanimously resolved** that the accounts could be submitted to PKF for audit.

12/254 Bank Mandate – Conister Bank - Investments

It was **unanimously resolved** that Commissioners would sign the Bank Mandate following the change in membership of the Authority.

12/255 Land at Braddan Bridge

At 3.30pm the Chairman welcomed Mr Mark Savage to the meeting who was appearing on behalf of the owner of the land at Braddan Bridge which is opposite Braddan Church and adjacent to the Joey Dunlop House.

Mr Savage put forward for the Commissioners consideration a draft plan of the area which showed a single detached house but with a large garden. Mr Savage advised that the owner wondered if the Commissioners would like to adopt a large portion of the garden as public open space.

After a discussion on the zoning problems associated with delayed Eastern Plan, Mr Savage thanked the Commissioners for their time and left the meeting at 3.45pm

A lengthy discussion ensued but it was **unanimously resolved** that the Authority would not like to adopt the garden land as an amenity because it was in an area that was unlikely to attract the public, however they felt that the building was not out of keeping with the surrounding area and, should a planning application be submitted, they would not object.

12/256 Change in Structure of Richmond Hill Consultative Committee

The Commissioners carefully considered the proposed revised remit and structure of the Richmond Hill Consultative Committee.

It was noted that the proposal was to extend the remit of the Committee but the Commissioners felt that this in fact watered down its original purpose which was to monitor the energy from waste plant.

It was **unanimously resolved** that Mr Halsall would take the Commissioners concerns back to the RHCC and then report back to the Board.

12/07/12

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CHAIRMAN'S
INITIALS



12/25 Commissioners – Invitations

1. Onchan Civic Service:

It was **unanimously resolved** that the Mr Halsall would represent the Authority at the service set for 29th July 2012.

12/258 Dalrymple Associates – Cronkbourne Village Housing – Tenders Clerk of Works Services

The Commissioners were provided with two tenders for the role of Clerk of Works for the contract. The tenders from Dalrymples Associates and Erin Building Services were opened and it was noted that the lowest tender was Erin Building Supplies.

However a lengthy discussion took place with regard to the lack of movement with the scheme and the indication from the company that the work was now expected to cost much more than originally anticipated.

The Clerk advised the Commissioners of the land in their ownership that was suitable for development, and also that a piece of land in the Parish could possibly come available which could provide an opportunity to build further dwellings.

There was a discussion on whether sufficient properties could be built to replace those at Cronkbourne Village, and whether the Village could then be sold to a developer for first time buyers or as part of a craft village or centre.

It was **unanimously resolved** that the Clerk would write to the Department of Social Care seeking their consideration on the proposal to replace Cronkbourne Village.

12/259 Department of Infrastructure – Consultation on Proposed Draft Building (fees) Regulations 2012

It was **unanimously resolved** to note the consultation document.

12/260 Department of Infrastructure – Planning Office Users Group Meetings

It was **unanimously resolved** that the Clerk would advise the Department of Infrastructure that they supported the principle that local authorities should be involved in planning and had a role to play in the process.

12/261 Department of Home Affairs – Consultation on the Bribery Bill 2012

It was **unanimously resolved to note** the consultation document on the Bribery Bill 2012.

12/262 Draft Treasury Management Procedures

Consideration was given to a report from the Finance Officer on the subject of the assessment of institutions where the Authority could invest any funds. She included a copy of the procedures followed by Douglas Corporation and a draft investment policy that she had drawn up for their perusal.

The Board noted that Douglas used the credit rating agencies Fitch, and Standard & Poors to assess the suitability of their potential investors, and it was felt that if an institution with which it had funds deposited was downgraded by these agencies, the matter should be brought to the attention of the Board to determine if the funds were to remain or be removed.

Also there was a discussion on a percentage limit on deposits which they felt should be assessed at the time of the Board making any decisions on investments.

It was **unanimously resolved** that the Finance Officers draft proposals should be passed to the internal auditors for their consideration.

12/263 Invoices for Approval

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

- 21120- Callin Wild
- 21203-21210 Salaries
- 21197- 21198 RE Cain
- 21192- Callin Wild

12/264 Isle of Man Bank – Bank Charges

Careful consideration was given to a report from the Finance Officer which detailed the bank charges made to the Commissioners for the use of their service.

A lengthy debate was held on the opportunities to reduce these charges, including changing from cheque payments to BACS payments. A discussion was also held on, moving as many tenants as possible to direct debits for rent payments, all new tenants being required to pay by direct debit, and offering tenants to move from weekly to monthly payments.

It was **unanimously resolved** that all three proposals could be investigated and implemented if feasible.

12/265 Mount Murray Hotel – Refuse Collection – Exemption for Road Use

It was **unanimously resolved** to note the exemption from the company to allow the larger refuse vehicles to enter the estate via the bridge.

12/266 Municipal Association – Meetings Memorial Hall

It was **unanimously resolved** that there would be no objection to the Association using the Hall rather than the Boardroom for its meetings should they so wish.

12/267 Onchan District Commissioners – Partnerships

The Commissioners considered a letter from Onchan Commissioners detailing the services they provide and offering to work with any Authority who wished to share their skills and experiences.

It was **unanimously resolved** to note the letter and to contact other eastern Authorities to determine their views on working partnerships.

12/268 Rate Arrears 2012/13

It was **unanimously resolved** to note that, excluding those who had committed to paying by direct debit, as at 1st July 2012 there was only £71,292 outstanding rates for the year, and that the Finance officer had implemented the rate arrears policy to pursue early payment of the outstanding balances.

12/269 Department of Infrastructure - Local Authority Legislation

The Commissioners noted a request from the Department of details of the role of the Community Warden.

It was **unanimously resolved** to advise the Department accordingly, but to take the opportunity to reiterate their concerns over the cost to the organisation of the Trees and High Hedges legislation which is the function of the Community Warden.

12/270 Coronation and Jubilee Terrace Roof Spaces

It was **unanimously resolved** to note the report on the condition of the roofs and that the document would be passed to the Department of Social Care for their consideration and advice.

12/271 Snugborough Farmhouse

It was **unanimously resolved** to note the notice from the Environment Directorate Health Section of DEFA that building was in a dangerous condition, and that the Community Warden had taken steps to fence of the area pending discussions with the owner of the land.

Planning**12/272 Planning Applications**

The Chairman advised Mr Quaye that he could be present at the discussion of the single application but that he could not be involved in the decision process.

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

- PA12 00948 B - Mr and Mrs C Scott - Alterations and extension to dwelling (comprising amendments to PA11 00550 B, Retrospective) - 9 Cronk Road Union Mills: *The application was at variance to General Policies 2(b) and 2(g) of the IOM Strategic Plan which related to*

12/273 Planning Approvals

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

- PA12 00648 B - Braddan Parish Commissioners - Convert existing outbuilding into a toilet -54 Snugborough Avenue Union Mills
- PA12 00683 D - Isle of Man Development Co Ltd - Erection of replacement directional signage - Spring Valley Industrial Estate Cool Road Braddan
- PA12 00698 B - Mr Andrew Jessopp - Erection of a two storey extension to side elevation - Seacliffe Old Castletown Road Port Soderick
- PA12 00728 B - Mrs Collette Ker - Erection of a conservatory to front elevation of dwelling - 78 Fairways Drive Mount Murray Braddan
- PA12 00775 B - Mr and Mrs Donald Lindsay - Erection of orangery to replace existing conservatory to rear elevation - 4 River Walk Braddan

12/274 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 - Town and Country Planning Consultant
- 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

12/275 Planning Correspondence

- PA12 00820 B - Christine Faragher - Replacement of existing glazed conservatory roof with tiles and roof light and replacement of existing windows on eastern elevation with solid wall - 47 Clybane Rose Braddan

**12/276 Section 2
General Matters**

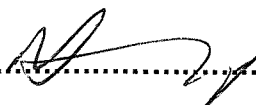
It was **unanimously resolved** that the content of the correspondence detailed in the Agenda relating to the following issues would be noted

- i) 2013 Poppy appeal – Street and House-to-House Collections
- ii) CallinWild – Trees and High Hedges: Boardman-v-BPC
- iii) Rates Income Report
- iv) Road Transport Licensing Committee

12/277 Date for next meeting

A date for the next meeting was set for 2pm on Thursday 9th August 2012.

There being no further business, the meeting closed at 17.40 pm.

..........Signed

.....9/8/12.....Date