

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at
2.00pm on
Thursday 9th August 2012

In Attendance:

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

12/278 Apologies

Apologies for absence were received from Mr Quaye who was off island and Mrs Hodge who was temporarily incapacitated.

Mr Jessopp assumed the Chair.

12/279 Declaration of Interest

There were no declarations of interest.

12/280 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.

12/281 Deferral of Matters on the Agenda to Private

There were no matters deferred to a private meeting.

12/282 Questions from Members of the Public

At 2.05pm the Chairman welcomed Mr Quayle MHK to the meeting, who gave an update on issues he had been involved with in the Parish.

He was pleased to announce that after lengthy negotiations he had been able to arrange for the roads at Cronk Grianagh to be adopted by the Department of Infrastructure, and that work would take place over the next 12 months to bring the roads back up to standard.

He advised that investigations were still continuing into the creation of a crossing at Cronkbourn Village, and officers were looking at ways in which the visibility plays could be improved in the Ballamillaghyn area.

A discussion was held on the problems at Cronkbourn Village and he agreed to monitor the situation carefully.

Mr Quayle MHK thanked the Commissioners for their time and left the meeting at 2.50pm.

12/283 Minutes of Recent Meetings

The Minutes of the meeting held on Thursday 12th July 2012 were **unanimously approved** and signed by the Chairman as a correct record.

12/284 Matters Arising

a) Petition of Doleance of Tel's Limited Ref: Minute 12/2

It was **unanimously resolved** to note that a further sum of £1900 had been received by the Coroner leaving the company's debt to the Commissioners £20714.

b) Naming of areas of Port Soderick Ref: Minute 12/2

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 12/2

The Commissioners **unanimously resolved** to meet Mr Ronan MHK at the next meeting of the Board subject to his availability.

12/285 Matters for Consideration from Section 2

There were no matters to be brought forward from Section 2.

Section 1:

12/286 Celebration of UMFC success 2012

It was **unanimously resolved** to defer consideration of this matter to the next meeting.

12/287 Home Strategic - Leisure Centre Feasibility Study – Complete Results

Careful consideration to the report prepared by Home Strategic following the submission of over 700 face to face or on-line views and opinions from the general public in relation to the Commissioners proposal for Strang Corner Field.

It was **unanimously resolved** to note that the feedback was in favour of the proposal and that the Clerk was preparing the business case for consideration by Central Government in the light of the response.

12/288 Heritage Homes – Isle of Man Business Park – Proposed Road Names

It was **unanimously resolved** to accept the proposal by Heritage Homes for the naming of roads in and around Ballacottier Estate and the Isle of Man Business Park.

12/289 Reinstate Chimney – Snugborough Avenue

Consideration was given to a letter from a tenant asking if the Commissioners would agree to them opening up the chimney in their house at their own expense.

It was **unanimously resolved** to agree to the proposal on the understanding that the tenant accepts responsibility for the installation and maintenance costs.

12/290 Invoices for Approval

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

- 21226 Ridgeway Gas
- 21233 MEA
- 21238-21240 Douglas Corporation
- 21249 G4S
- 21286 MEA
- 21310-21317 Salaries
- 21323 Douglas Corporation
- 21330-21331 RE Cain
- 21344 Douglas Corporation

CHAIRMAN'S INITIALS



- 21357 Douglas Corporation
- 21405 Ridgeway Gas
- 21406-21413 Salaries

12/291 Onchan District Commissioners – Social Housing Rents

Consideration was given to a letter from Onchan Commissioners enquiring if Braddan had experienced problems in the collection of rent at the end of March, which they felt could be indicative of the poor financial state of the island.

The Finance Officer reported that no problems had been experienced and the rent debt had been kept very low due to the strict system of collecting rents and issuing notices to quit if necessary.

It was **unanimously resolved** to advise Onchan Commissioners accordingly.

12/292 Rates Arrears

The Commissioners considered a report from the Finance Officer with regard to the current position on rate collection for 2012/13.

It was **unanimously resolved** to note that 75% of the rates were paid by cash, and of that amount 88% had been paid to date, and the outstanding debt was being chased using Court procedures.

12/293 Braddan Parish Commissioners – Audit for the Year Ended 31st March 2012

After a brief discussion it was **unanimously resolved** that the Chairman would sign the letter of understanding prior to the commencement of the audit.

12/294 Department of Social Care – Cronkbourne Village

A lengthy discussion was held on the management of the refurbishment contract which had stalled due to the performance of the lead consultant and the potential costs to the Authority for the proposed refurbishment.

It was **unanimously resolved** that the Clerk would seek further advice from the Department of Social Care.

Planning

12/295 Planning Applications

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

- PA12 00960 - Mr and Mrs D O'Rourke - Create lean-to pitched roof to replace existing flat roof over garage install pitched roof over bay window in lieu of flat - 16 Cronk Drine Union Mill Braddan
- PA12 00970 - Restart Ltd - Installation of louvered vent board to replace existing window - Restart Unit IoM Business Park Braddan
- PA12 00995 B - Mr D Maddrell - Proposed construction of 2No detached dwellings with integral garages to replace existing dwelling - Brambley Cottage Cronk Road Union Mills IM4 4NJ
- PA12 01024 C - Union Mills Football Club - Additional use of clubhouse as a children's nursery - Ballaoates Road Strang Braddan IM4 4TE

- PA12 01025 B - Douglas Borough Council - Creation of a recycling bulking up area - Operational Service Centre IoM Business Park Braddan IM2 2QY
- PA12 01057 B - Mr James Simpson - Demolition and replacement of existing dwelling including renovation of existing barns - Ballacaroon Farm West Baldwin Road Mount Rule

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

- PA12 00964 - Kirby Farms Ltd - Variation of conditions of approved industrial starter unit (PA08 02311 B) to allow use as a health and fitness centre and extension to operations days and hours - Unit 13 Kirby Farm Industrial Estate Vicarage Road.
The proposed use was not compatible with the immediate existing users and that there would be inadequate car parking provision provided to meet projected needs of the proposed use of the facility.
- PA12 01038 B - Mr Peter and Mrs Helen Canipa - Conversion of existing barn to a dwelling - Barn Cronkbane Farm Port Soderick Braddan.
The land is not zoned and the application is not covered by General Policy 3 a,b or c. The application should not be considered under Housing Policy 6 and cannot be seen as a "New Agricultural Dwelling."

12/296 Planning Approvals

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

- PA11 01277 B - Mrs Joyce Florence Page - Erection of a replacement dwelling and garage (comprising amendments to PA07 01217 B) - Siesta (Plot 1) Oak Hill Port Soderick
- PA12 00815 C - TLC Business Solutions Ltd - Addition of business continuity and workshop use to existing office and training premises - Minerva House Ballafletcher Road Cronkbourn Braddan
- 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 Rise Braddan

12/297 Planning Refusals

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

- PA12 00233 B - Mr Martin Marlow - Demolition of barns and erection of seven tourist units (Retrospective) - Ard Na Mara House Quines Hill Port Soderick
- PA12 00275 B - Mr Martin Marlow - Erection of a building to replace existing barn for the storage of TT course equipment - Land adjacent to Ard Na Mara House Quines Hill Port Soderick

12/298 Planning Appeals

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

- PA12 00233 B - Mr Martin Marlow - Demolition of barns and erection of seven tourist units (Retrospective)
- PA12 00275 B - Mr Martin Marlow - Erection of a building to replace existing barn for the storage of TT course equipment - Land adjacent to Ard Na Mara House Quines Hill Port Soderick

12/299 Planning Appeal against refusal

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

- PA12 00233 B - Mr Martin Marlow - Demolition of barns and erection of seven tourist units (retrospective) Ard Na Mara House Quines Hill Port Soderick

- PA12 00275 B - Mr Martin Marlow - Erection of a building to replace existing barn for the storage of TT course equipment - Land adjacent to Ard Na Mara House Quines Hill Port Soderick

12/300 Planning Correspondence

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

- PA12 00648 B - Braddan Parish Commissioners - Convert existing outbuilding into a toilet - 54 Snugborough Avenue Union Mills

Section 2

12/301 General Matters

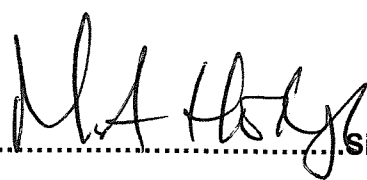
It was **unanimously resolved** that the content of the correspondence detailed in the Agenda relating to the following issues would be noted:

- i) Schedule of Arrears
- ii) The Treasury – 2nd Supplemental List 2012
- iii) Rating Appeals' Rules 2000 – The Mallards Apartment Complex Mount Murray
- iv) Rates – Completion Certificates
- v) Department of Social Care – Resident Snugborough Avenue
- vi) Department of Infrastructure – Audit Act 2006
- vii) Richard Green Associates – Proposed new works – Memorial Hall and 54 Snugborough Avenue
- ix) Isle of Man Employers' Federation – Manx Accredited Construction Contractors Scheme (MACCS)
- x) Department of Infrastructure – Use of Civic Amenity Sites as a transfer station for waste from their own operations
- xi) Department of Environment Food and Agriculture – Pigeon Control and Advice
- xii) Department of Social Care – Consultation – Social Policy Debate

12/302 Date for next meeting

A date for the next meeting was set for 2pm on Thursday 6th September 2012.

There being no further business, the meeting closed at 16.40 pm.


Signed


Date 2012