

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 2.00pm on
Thursday 11^h October 2012

In Attendance:

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

12/336	Apologies There were no apologies for absence.
12/337	Declaration of Interest There were no declarations of interest
12/338	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.
12/339	Deferral of Matters on the Agenda to Private It was unanimously resolved that there were no items to be deferred to a private meeting.
12/340	Questions from Members of the Public The Chairman welcomed Mr Quayle MHK to the meeting, who gave an update on issues he had been involved with in the Parish. He advised that the test hole on Ballafletcher Road had been completed and this has determined that a refuge in the centre of the road by Cronkbourne Village could be installed. The Clerk advised that the Authority was experiencing some difficulties in securing Work permits for operatives of the firm contracted to build the skate park and Mr Quayle agreed to investigate the matter. Mr Quayle MHK thanked the Commissioners for their time and left the meeting at 2.50pm.
12/341	Minutes of Recent Meetings The Minutes of the meetings held on Thursday 6 th September 2012 were unanimously approved and signed by the Chairman subject to as a correct record subject to Minute 12/324 being amended to say: "It was unanimously resolved to note the following Planning Appeal against Refusal" The Minutes of the meetings held on Thursday 4 th October 2012 were unanimously approved and signed by the Chairman subject to as a correct record.

11/10/12

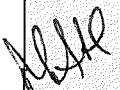
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CHAIRMAN'S
INITIALS

MAH

12/342	<p>Matters Arising</p> <p>a) <u>Petition of Doleance of Tel's Limited Ref: Minute 12/309a</u> It was unanimously resolved to note that no further money had been received by the Coroner.</p> <p>b) <u>Naming of areas of Port Soderick Ref: Minute 12/309b</u> It was unanimously resolved to note that the Clerk was still awaiting a response from the Company in relation to their business address.</p> <p>c) <u>Local Government Reform Ref: Minute 12/309c</u> The Commissioners unanimously resolved to note that a meeting had been held with Mr Ronan MHK on Monday 1st October at which the matter of Local Government reform had been discussed.</p> <p>d) <u>Braddan Parish Commissioners – Civic Sunday Ref :Minute 12/313</u> It was unanimously resolved to note that the Chairman advised that she would discuss the matter with the staff.</p> <p>e) <u>Department of Social Care – Cronkbourne Village Ref: Minute 12/316</u> It was unanimously resolved to note that the Clerk had been in discussions with the Department on the future of the scheme, and that a sketch plan of alternative sites for development could be commissioned.</p> <p>f) <u>Jubilee and Coronation Terraces Re-roofing- Marshall Cryer Ref Minute 12/317</u> It was unanimously resolved to note that the DSC have been asked to move the project further up the capital programme.</p> <p>g) <u>Braddan Parish Commissioners – Police Station Ref: Minute 12/318</u> The Clerk reported that a meeting had been held with the Area Sergeant and the potential of relinquishing the flat and an officer moving into an office in the Commissioner's building was being actively considered.</p> <p>It was unanimously resolved that the Clerk would report back with any further developments.</p>
12/343	<p>Matters for Consideration from Section 2 There were no matters to be brought forward from Section 2.</p>
	<p><u>Section 1:</u></p>
12/344	<p>Braddan Commissioners – Invitations</p> <p>a) <u>Castletown Civic Sunday 21st October 2012 (3pm)</u> It was unanimously resolved that the Chairman would represent the Authority at the service.</p> <p>b) <u>National Service of Remembrance 11^h November 2012</u> It was unanimously resolved that the Chairman would represent the Authority at the service.</p> <p>c) <u>Lonan Parish Civic Service 21st October 2012 (11pm)</u> It was unanimously resolved that the Chairman would represent the Authority at the service.</p> <p>d) <u>Town of Ramsey Civic Sunday 28th October 2012</u> It was unanimously resolved that Mr Halsall would represent the Authority at the service.</p>

12/345	<p>Braddan Commissioners – Investing In Children Service Certificate</p> <p>The Commissioners noted that, following extensive work undertaken by Paul Parker, the Authority had been able to make a successful application to be included on the Investing in Children scheme which is aimed at human rights for children.</p> <p>The Scheme recognises and celebrates examples of imaginative and inclusive practice with children and young people, and the evaluation report, prepared by Mrs Baker, Deputy Head Ballakermeen High School, was noted by the Commissioners.</p> <p>The work involved Paul Parker meeting with children and young people in the Parish to help with the development or improvement of, for example: Cronk Grianagh Park, including the BMX track and skate park, and Clybane and Snugborough play areas.</p> <p>It was unanimously resolved that the logo would be included on the Commissioners headed paper and a press release would be issued to inform the public of the Authority's achievement.</p>
12/346	<p>Christmas Trees</p> <p>It was unanimously resolved that the seven trees for the Parish would again be ordered.</p>
12/347	<p>Consultation on an Armed Forces Community Covenant for the Isle of Man</p> <p>It was unanimously resolved to note the document, but the Clerk was asked to confirm that children of members of the armed forces would not be disenfranchised under the housing points system as a result of their absence of the island whilst their parents were posted abroad.</p>
12/348	<p>Department of Home Affairs: Consultation on the draft Fire Precautions (Flats) Regulations 2012</p> <p>It was unanimously resolved to note the document.</p>
12/349	<p>Department of Infrastructure – Local Authority General Elections Review</p> <p>The Commissioners considered a letter from the Department who were carrying out an internal review on the Local Authority election.</p> <p>It was unanimously resolved to advise the Department that the major issue was the issue of dealing with absent voters and this was associated with issuing Poll Cards and the restricted time available for absent voters applications.</p>
12/350	<p>Department of Infrastructure – Local Authority User Group Meetings</p> <p>It was unanimously resolved that the Commissioners would try and attend the meeting set for 23rd October to discuss, with Planning Officers, all aspects of the planning process.</p>



12/351

Housing Review Consultation Response

Consideration was given to the Consultation Response document produced by the Department of Social Care. However it was observed that local authority reform did not form part of the questioning, which was a concern. There was also a concern that if changes were to be made based on high level of responses, significantly greater weight should be afforded to the responses from housing authorities than given to persons who had restricted knowledge of the business

It was **unanimously resolved** to note the document and await further information from the Department.

The Commissioners also considered a letter from Onchan Commissioners who were against the proposal of centralisation of the housing function, and were inviting representatives from likeminded Housing Authorities to meet and discuss a strategy to protect the existing local provision.

After discussion It was **unanimously resolved** to decline the offer, advising them that Mr Quayle MHK had been made fully aware of the Commissioners thoughts on the matter and would be representing their cause when Government policy was determined.

12/352

Invoices for Approval

It was **unanimously resolved** to note that there were no invoices in excess of £2k that had required the authorisation by the Clerk.

- 21454 Callin Wild
- 21458 PKF
- 21462 R Cain Plant Hire
- 21504 Douglas Corporation
- 21514-21521 Salaries
- 21522 Maginn Painter and Decorator
- 21523 Callin Wild
- 2155621557 Douglas Corporation

12/353

Strang Corner Field

Consideration was given to a report from the Clerk which highlighted the revised estimated cost of the scheme, which now included the rifle range, improved changing areas and the potential for office expansion.

The Commissioners noted that the revised cost stood at £4.8m, and a discussion was held on the original intention to make the project as cost neutral as possible. The Clerk put forward potential income streams, and these appeared to be in excess of the estimated loan repayments over 30 years.

It was **unanimously resolved** that the Clerk should press on with the compilation of the Business Case which was to be considered at the next meeting prior to submission to the Department of Infrastructure and Treasury.

12/354

Rates Income Report – September 2012

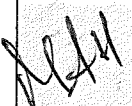
It was **unanimously resolved** to note the report from the Finance Officer which showed that, as at 1st October 2012, 23% of the rates were being collected by direct debit mandates, and 92% of the rates collected by cash, had now been received.

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12/355	<p>Replacement Windows and New Porches at 9-16 Jubilee Terrace Strang</p> <p>Careful consideration was given to a report from Richard Green Associates, who acts on the Commissioners behalf, regarding the windows at Jubilee Terrace which had been problematic since their installation in 2008.</p> <p>They noted that it was still unclear as to whether it was a production or installation issue, but they were unhappy with this protracted timescale in resolving the issue. They asked the Clerk to instruct the contractor to install new windows in one of the very badly affected houses in an attempt to discover the cause.</p> <p>It was unanimously resolved to advise the contractor that the work was to be done at their expense, and if they refused to do so, the Commissioners would contract another company and send them the bill.</p>
12/356	<p>Scope of Government Consultation</p> <p>It was unanimously resolved to note the Clerk's response to the document which had been drawn together from the discussions at the Commissioners meeting on 4th October 2012.</p>
12/357	<p>Capital Investments</p> <p>A lengthy discussion was held on the Commissioners investments policy following the expected maturity of their £268,000 investment with Conister Bank on 29th October 2012.</p> <p>The Commissioners noted the continued growth in their reserves and debated, in depth, how this should be managed in the future given the on-going litigation with the former Clerk, the potential development at Strang Corner Field and consequences of any Local Authority Reform.</p> <p>It was unanimously resolved to invest £300,000 of their reserves with Conister Bank for a further period of 2 years @ 3.25% and to continue to monitor the situation.</p>
12/358	<p>Funding Capital Projects</p> <p>In the light of the discussions on investments, a debate was held on utilising the growing reserves.</p> <p>It was noted that as at 31st March 2012, the general reserves stood at £650,064.</p> <p>The interest repayments on loans for capital schemes were far in excess of the returns gained on investments, and it was felt that greater consideration would now be given to paying for larger schemes from reserves rather than petitioning for borrowing powers.</p> <p>It was unanimously resolved that in the first instance, the £75k car park scheme for Union Mills would be paid from the general reserves, and that a similar approach would be taken for the skate park and car park at Port Soderick, although a final decision would be taken closer to the time of the expenditure.</p>
12/359	<p>Internal Audit- Contract 2012-2015</p> <p>The Clerk advised that four companies presently involved in local authority internal audit, had been invited to submit fee proposals for a three year contract with the Authority.</p> <p>Three companies had responded, Moore Stephens, Alexander Elliott and Evolution Accounting.</p>



	<p>After a lengthy consideration on the proposals it was unanimously resolved that the contract be awarded to Moore Stephens, and that they would be invited to the next Commissioners meeting to discuss their action plan.</p>
12/360	<p>Port Soderick Hall</p> <p>It was unanimously resolved to note that the architect had been instructed to press on with the scheme with the utmost haste and that a Planning Supervisor had been appointed to address the Health and Safety issues relating to the contract.</p>
12/361	<p>Department of Infrastructure - Consultation of Introduction of Fees for Planning Appeals</p> <p>It was unanimously resolved to note the proposed scheme to charge a £150 fee to lodge an appeal, but this would be refundable if the appeal was successful.</p>
12/362	<p>18th June 2012 – Eastern District Civic Amenity Site Joint Committee Minutes</p> <p>It was unanimously resolved to note the Minutes of the meeting held on 18th June 2012.</p>
12/363	<p>Financial Statements year ended 31 March 2012</p> <p>The Clerk put forward for the Boards consideration, a set of accounts that had been prepared by PKF under the revised system set down in Isle of Man Statement of Recommended Practice 2007 [SORP] and the provisions of the Audit Act 2006.</p> <p>It was noted that as at 31st March 2012 the General Reserve stood at £650,064.</p> <p>After discussion it was unanimously resolved that the Chairman would sign the Letter of Representation.</p> <p>It was also unanimously resolved that the Statement of Internal Control would be signed by the Chairman and Finance Officer.</p> <p>Finally it was unanimously resolved that the Financial Statement for the year ended 31st March 2012 would be signed by the Chairman and Finance Officer and forwarded to the auditors, PKF, for their final signature.</p>
	<p><u>Planning</u></p>
12/364	<p>Planning Applications</p> <p>It was unanimously resolved that the Commissioners had no objections to the following Planning Applications:</p> <ul style="list-style-type: none"> • PA12 01067 B - Richmond Square Estates Ltd - Erection of a replacement gate house and gates to the estate - The Gate House Ballamona Estate Oak Hill Port Soderick • PA12 01245 - Ballamona Estate Ltd - Proposed demolition of existing buildings and subsequent erection of replacement dwelling - Ballamona House Oak Hill Port Soderick • PA12 01247 - Anthony and Barbara Cowell - Erection of timber garden store and formation of hardcore standing to provide off street parking - Kilkenny Wood Colooneys Lane Cooil Road Braddan

- PA12 01285 B - Richmond Square Estate Ltd - erection of equestrian facilities including stables, staff facilities and indoor riding arena - Fields 524030 and 522779 Ballamona Estate Oak Hill Port Soderick
- PA12 01286 B - Mr David Lyons - Conversion of existing dwelling into two apartments with new porch - Speke Farm Richmond Hill Braddan
- PA12 01297 B - A E Corkills (Removals) Ltd - Erection of security fencing - Unit 14-16 Snugborough Trading Estate Union Mills
- PA12 01300 B - Mr and Mrs Draper - Erection of a first floor extension over existing garage - 45 Hollin Bank Braddan
- PA12 01315 - Mr Tim Keig - Erection of a replacement dwelling with detached garage, extended residential curtilage and improved vehicular access - Bay View Old Castletown Road Port Soderick

12/365 Planning Approvals

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

- PA11 01232 B - H Richmond Limited - 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 Cooil Road Cooil
- PA12 01025 B - Douglas Borough Council - Creation of a recycling bulking up area - Operational Service Centre Isle of Man Business Park Braddan
- PA12 01038 B - Mr Peter and Mrs Helen Canipa - Conversion of existing barn to a dwelling - Barn Cronkbane Farm Port Soderick Braddan
- PA12 01057 B - Mr James Simpson - Demolition and replacement of existing dwelling including renovation of existing barns (Amendments to PA11 01518 B) - Ballacaroon Farm West Baldwin Road Mount Rule
- PA12 01069 B - Richmond Square Estates Ltd - Alterations to equestrian entrance gates and access - Entrance to Ballamona Estate Oak Hill Port Soderick
- PA12 01095 B - Mr Peter and Mrs Julie Whittacker - Alterations and erection of extension to dwelling - 1 Kewaigue Cottages Braddan
- PA12 01097 B - Miss Pamela Jones - Erection of building to accommodate yard office and facilities - Mount Rule Equestrian Centre Mount Rule Braddan
- PA12 01113 B - Mr Barry Swann - Alterations, erection of extensions, roofing works and installation of dormer windows to dwelling (Amendments to PA12 00017 B) - 14 Cronk Drine Union Mills
- PA12 01148 B - Miss Sarah Elizabeth Dunn - Installation of a flue - 17 Wallberry Mews Braddan
- PA12 01162 B - Sue and Chris Halsall - Erection of a single storey extension to replace existing garage - The Old Chapel House Strang Hill Strang
- PA12 01186 B - Braddan Parish Commissioners - Creation of a skate park - Cronk Grianagh Park Strang Braddan


12/366 Planning Appeal

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

- 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 Cooil Road Cooil Braddan

	<ul style="list-style-type: none"> • PA11 01290 A - EFB Property Investments (IoM) Ltd - Approval in principle for mixed used development to provide industrial/warehouse, office/retails accommodation and leisure facilities - Land adjacent Industrial Estate Ballafletcher Road • 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 at Development adjacent to BCS House Peel Road Braddan
12/367	<p>Planning Appeal against refusal</p> <p>It was unanimously resolved to note the following Planning Appeals against refusal</p> <ul style="list-style-type: none"> • PA12 00233 B - Mr Martin Marlow - Demolition of barns and erection of seven tourists units (retrospective) Ard Na Mara House Quines Hill Port Soderick
12/368	<p>Planning Correspondence</p> <p>It was unanimously resolved to note the following correspondence</p> <ul style="list-style-type: none"> • PA12 00818 B - Carnane Estate Ltd - Erection of a replacement dwelling - 4 Park View Old Castletown Road Braddan
	Section 2
12/369	<p>General Matters</p> <p>It was unanimously resolved that the content of the correspondence detailed in the Agenda relating to the following issues would be noted:</p> <ol style="list-style-type: none"> Rates – completion Certificates Rating Objection – The Mallards Apartment Complex Mount Murray Braddan RHCC Agenda – October 2012 Union Mills Rainbows – Memorial Hall Manx Telecom – Public Telephone Cronkbourne Village Isle of Man Marine Plan Department of Infrastructure – Members Interests – Personal and Public
12/370	<p>Date for next meeting</p> <p>A date for the next meeting was set for 2pm on Thursday 8th November 2012.</p>

There being no further business, the meeting closed at 17.50 pm.


Signed


Date