

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
held in Commissioners Office, Close Corran, Union Mills, Braddan at 2.00pm on  
Thursday 13<sup>th</sup> December 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

12/397	<b>Apologies</b> There were no apologies for absence.
12/398	<b>Declaration of Interest</b> There were no declarations of interest
12/399	<b>Issue of Summons / Agenda</b> It was noted that all members had received Summons/Agenda at least three clear days before the date of the meeting.
12/400	<b>Deferral of Matters on the Agenda to Private</b> It was <b>unanimously resolved</b> that Item 13 relating to Housing would be deferred to a private meeting.
12/401	<b>Questions from Members of the Public</b> There were no questions from members of the public.
12/402	<b>Minutes of Recent Meetings</b> The Minutes of the meetings held on Thursday 8 <sup>th</sup> November 2012 were <b>unanimously approved</b> and signed by the Chairman as a correct record of the proceedings.
12/403	<p><b>Matters Arising</b></p> <p><b>a) <u>Petition of Doleance of Tel's Limited Ref: Minute 12/342a</u></b> It was <b>unanimously resolved</b> to note that a further £500 had been received by the Coroner from the company.</p> <p><b>b) <u>Naming of areas of Port Soderick Ref: Minute 12/342b</u></b> It was <b>unanimously resolved</b> to note that the Clerk was still awaiting a response from the Company in relation to their business address.</p> <p><b>c) <u>Department of Social Care – Cronkbourne Village Ref: Minute 12/342e</u></b> Careful consideration was given to a sketch scheme prepared by Kaye Associates in relation to an area in the Parish that the Commissioners felt showed potential for development.</p> <p>It was <b>unanimously resolved</b> to note that the Clerk was to discuss the matter with the Department of Social Care and Department of Infrastructure at the earliest opportunity.</p>



**d) Braddan Parish Commissioners – Police Station Ref: Minute 12/342g**

It was **unanimously resolved** to note that plans were being made for the police officer to vacate the Snugborough flat and move into the Commissioners offices

**e) Replacement Windows at 9-16 Jubilee Terrace Strang Ref: Minute 12/355**

It was **unanimously resolved** to note that the installation company had been advised to have the new windows installed before 13<sup>th</sup> January 2013.

**f) Strang Corner Field Business Case ref: Minute 12/388**

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

**12/404 Matters for Consideration from Section 2**

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

**Section 1:****12/405 Department of Social Care - Changes to public sector rents points calculations and Local Authority Housing allowances**

It was **unanimously resolved** to note the changes to the system which would be effective from 1<sup>st</sup> April 2013, and that a meeting with the Minister Mr Robertshaw MHK had been arranged for 21<sup>st</sup> December to discuss the issue of social housing.

**12/406 Onchan District Commissioners – Future Provision of Social Housing**

It was **unanimously resolved** to note the letter of concern from Onchan Commissioners in relation to the potential for social housing becoming a central government function.

**12/407 Monthly Reports**

It was **unanimously resolved** to note the monthly reports the Income and expenditure to October 2012:

**General Revenue Account**

Total Income for period Actual	1,066,469	
Total Income Estimated for period		1,101,389
Total Expenditure for period Actual	652,148	
Total Expenditure Estimated for period		752,148
Surplus/(Deficit) for period Actual	<b>414,321</b>	-----
Surplus/(Deficit) for period Estimated		<b>349,241</b>

**Housing Revenue Account**

Total Income for period Actual	423,752	
Total Income Estimated for period		438,323
Total Expenditure for period Actual	534,900	

	<p>Total Expenditure Estimated for period 582,558</p> <p>Surplus (Deficit) for period Actual <span style="float: right;">-----</span> (111,148) <span style="float: right;">-----</span></p> <p>Surplus (Deficit) for period Estimated (144,235)</p> <p>Deficit on Housing Account to be met by Housing Deficiency Payment by DLGE</p>	
12/408	<p><b>MEA – Proposed Lighting Cronk Grianagh Park</b></p> <p>It was <b>unanimously resolved</b> to defer the matter for consideration later in the meeting as part of the revenue estimates process for 2013/14.</p>	
12/409	<p><b>Penketh-Millar- The Recreational Hall, Quines Hill, Port Soderick- Car Parking,</b></p> <p>It was <b>unanimously resolved</b> to note the correspondence between the architect and central government in relation to the fees and the appointment of a design team.</p>	
12/410	<p><b>R Cain Plant Hire – Skate Park and BMX Track</b></p> <p>It was <b>unanimously resolved</b> to defer the matter for consideration as part of the revenue estimates process for 2013/14.</p>	
12/411	<p><b>Resident River Walk - PA12 00413 B - Jojay Ltd - Erection of 19 industrial units for a mixed use of general industrial and storage/distribution</b></p> <p>Careful consideration was given to a letter from a resident of River Walk regarding the concerns of the residents in Braddan Hills and surrounding areas, relating to the potential development of industrial land in the former Parkinson's site.</p> <p>It was <b>unanimously resolved</b> to advice the residents that the Commissioners would consider all applications based on their merits and the issue of visibility splays was the responsibility of the Highway Department.</p>	
12/412	<p><b>RNLI- Sir William Hillary Commemorative Service 2013</b></p> <p>It was <b>unanimously resolved</b> to note that the Chairman and Mr Halsall would attend the service.</p>	
12/413	<p><b>Department of Infrastructure - User Group - Highways Matters</b></p> <p>It was <b>unanimously resolved</b> to note that Mr Slinn would represent the Authority at the meeting scheduled for 24<sup>th</sup> January 2013.</p>	
12/414	<p><b>Invoices for Approval</b></p> <p>It was <b>unanimously resolved</b> to approve the following invoices in excess of £2k that required the authorisation of the Board.</p> <ul style="list-style-type: none"> <li>• 21653 Douglas Corporation</li> <li>• 21684 Paul Carey and Sons Ltd</li> <li>• 21685 Gravity</li> <li>• 21691 G R Maginn</li> <li>• 21713-21720 Salaries</li> <li>• 21752 Callin Wild</li> </ul>	
13/12/12	Page 3 of 7	<p>CHAIRMAN'S INITIALS</p> <p><i>[Handwritten Signature]</i></p>

- 21759 Douglas Corporation
- 21765 Douglas Corporation
- 21767 Douglas Corporation

12/415	<p><b>Commissioners' Facebook Page – Example for comment</b></p> <p>Careful consideration was given to a draft of a Facebook account that was put forward as a further form of interface with the public in addition the website.</p> <p>It was <b>unanimously resolved</b> to run the account for 6 months on a trial basis.</p>
12/416	<p><b>Union Mills Car park opening</b></p> <p>The official opening of the car park on Friday 23<sup>rd</sup> November was noted.</p> <p>However concerns had been expressed to the Clerk about the visibility on exiting the car park and it was <b>unanimously resolved</b> that he would meet the consulting engineer and a representative from the Highways Division to consider the issue as a matter of urgency.</p>
12/417	<p><b>Estimates 2013 - 2014</b></p> <p>The Commissioners commenced the process of compiling the estimates for 2013/14 and setting the Rate.</p> <p>As further work was required on various matters it was <b>unanimously resolved</b> to continue the process at the next meeting scheduled for January 2013.</p>
	<p><b>Planning</b></p>
12/418	<p><b>Planning Applications</b></p> <p>It was unanimously <b>resolved</b> that the Commissioners had no objections to the following Planning Applications:</p> <ul style="list-style-type: none"> <li>• PA12 01482 C - Screwfix Direct Ltd - Change of use from light industrial to storage and distribution - Unit 18 Spring Valley Industrial Estate Braddan</li> <li>• PA12 01485 A - Mr R Leece - Approval in principle for the conversion of existing outbuilding into a dwelling -Riversdale Strang Road Union Mills IM4 4NP</li> <li>• PA12 01516 B - Mr and Mrs Ken Kinrade - Erection of a two storey extension to rear elevation and associated raised deck area - Hy-Holme Strang Road Union Mills Braddan</li> <li>• PA12 01517 B - Jasper Crookshank - Extend existing conservatory to accommodate a jacuzzi - 92 Fairways Drive Mount Murray Braddan</li> <li>• PA12 01532 B - Isle of Man Development Co. Ltd - Change of use from Industrial Storage Unit to Fitness Gym - Headquarters Building Cooil Road Braddan</li> <li>• PA12 01536 B - Dept of Environment, Food and Agriculture - Proposed re-development is for the replacement of the existing steel beam and concrete deck vehicle bridge with a new bridge using the same materials - Bridge Upstream West Baldwin</li> <li>• PA12 01546 B - Mr and Mrs James Simpson - Demolition of existing barn and erection of a building to provide guest accommodation, garage, gym and amendments to PA11 01518 B - Ballacaroon Farm West Baldwin Road Mount Rule</li> </ul>

	<ul style="list-style-type: none"> <li>• PA12 01562 B - Mr D Hoehmann Creation of a track (retrospective) - Field 524363 Ballaquine House West Baldwin Road Mount Rule</li> </ul> <p>It was unanimously <b>resolved</b> that the Commissioners would raise an objection to the following Planning Application:</p> <ul style="list-style-type: none"> <li>• PA12 01458 - Vagabonds RUFC - Erection of three mobile phone communications antenna (on previously approved floodlighting masts) and associated electrical equipment cabinet - Vagabonds RUFC Playing Fields. <i>The Commissioners feel that such a facility would adversely affect the amenity of local residents as stated in General Policy 2 (g). They also feel that more extensive work should be undertaken in terms of mast sharing opportunities and if not they must clearly demonstrate strategic national need as detailed in Infrastructure Policy 3.</i></li> </ul>
<b>12/419</b>	<p><b>Planning Approvals</b></p> <p>It was <b>unanimously resolved</b> to note the following Planning Approvals</p> <ul style="list-style-type: none"> <li>• PA12 01111 B - Mrs Mary Brett - Erection of a detached garage - Ballacain Bungalow Mount Rule Braddan</li> <li>• PA12 01286 B - Mr David Lyons - Conversion of existing dwelling into two apartments with new porch - Speke Farm Richmond Hill Braddan</li> <li>• PA12 01336 B - Mr Iliam Christian - Demolition of existing cottage and erection of a replacement dwelling with detached garage and associated landscaping - Rose Cottage Lhergy Cripperty Union Mills</li> <li>• PA12 01395 B - Mr James Caley - Erection of extensions to dwelling - Booilshuggel Farm Cottage East Baldwin</li> <li>• PA12 01401 B - Bibby Ship Management (Western Europe) Ltd - Erection of a flag pole - Compass House Isle of Man Business Park Braddan</li> </ul>
<b>12/420</b>	<p><b>Planning Approval in Principle</b></p> <p>It was <b>unanimously resolved</b> to note the following Planning Approvals</p> <ul style="list-style-type: none"> <li>• PA12 01175 A - Manx Telecom Holdings Ltd - Approval in principle for the conversion and extension of existing store maintenance building to create web hosting centre - Greenhill Centre IoM Business Park</li> </ul>
<b>12/421</b>	<p><b>Planning Refusals</b></p> <p>It was <b>unanimously resolved</b> to note the following Planning Refusals</p> <ul style="list-style-type: none"> <li>• PA12 01247 B - Mr Anthony William and Mrs Barbara Cowell - Erection of a garden store and creation of a hard standing to provide off road parking - Kilkenny Wood Colooneys Land Cool Braddan</li> <li>• PA12 01315 B - Mr Tim Keig - Erection of a replace dwelling with detached garage, extended residential curtilage and improved vehicular access - Bay View Old Castletown Road Port Soderick</li> </ul>
<b>12/422</b>	<p><b>Planning Appeal against Approval</b></p> <p>It was <b>unanimously resolved</b> to note the following Planning Appeals against Approval</p> <ul style="list-style-type: none"> <li>• 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 Cool Road Braddan</li> </ul>

	<ul style="list-style-type: none"> <li>• PA12 01136 B - Mr Illiam Christian - Demolition of existing cottage and erection of a replacement dwelling with detached garage and associated landscaping - Rose Cottage Lhergy Cripperty Union Mills</li> </ul>
<b>12/423</b>	<p><b>Planning Appeal against refusal</b> It was <b>unanimously resolved</b> to note the following Planning Appeals against refusal</p> <p>PA12 01247 B - Mr Anthony William and Mrs Barbara Cowell - Erection of a garden store and creation of a hard standing to provide off road parking - Kilkenny Wood Colooneys Lane Cool Braddan</p> <ul style="list-style-type: none"> <li>•</li> </ul>
<b>12/424</b>	<p><b>Planning Correspondence</b> It was <b>unanimously resolved</b> to note the following correspondence</p> <ul style="list-style-type: none"> <li>• Monmouth Properties -Complete demolition of the farmhouse and outbuildings - Ballacaroon Mount Rule Road Braddan</li> <li>• Mr Michael Whipp - Demolition of three storey dwelling - 4 Park View Old Castletown Road Braddan</li> <li>• PA12 01186 B - Braddan Parish Commissioners - Creation of a Skate Park - Cronk Grianagh Park Braddan</li> <li>• PA12 01297 B - A E Corkill (Removals) Ltd - Erection of security fencing - Unit 14-16 Snugborough Trading Estate Union Mills</li> <li>• PA12 01485 A - Mr Roger Leece - Approval in principle for the conversion of existing outbuilding into a dwelling - Riversdale Strang Road Union Mills</li> <li>• PA12 01517 B - Mr Jasper Crookshank - Erection of an extension to dwelling - 92 Fairways Drive Mount Murray Douglas</li> </ul>
	<b>Section 2</b>
<b>12/425</b>	<p><b>General Matters</b> It was <b>unanimously resolved</b> 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"> <li>Rate Issues</li> <li>Marshall Cryer – Refurbishment of 8 Snugborough Avenue</li> <li>Department of Infrastructure - Cleanliness of Pavement Areas from Snugborough Entrance to Quarterbridge</li> <li>Ashley Pettit Architects - Refurbishment of Commissioners Housing</li> <li>Department of Environment Food and Agriculture - Ash Dieback - Chalara Fraxinea</li> <li>Initial Consultation on Proposals for Changes to the Legal Quantities for Sales of Intoxicating Liquor</li> <li>MEA – Maintenance Rates 2013</li> <li>Roger Harper Liquidator – House and Home (Interiors) Limited</li> </ol>
	<b>Private</b>
<b>12/426</b>	<p><b>Property adaptation and financial contribution</b> The Commissioners considered a report from the Housing Officer in relation to adaptations to the property 043. They noted that a decision was required, under the new process, regarding the amount of contribution they required toward the £11,895 that had been spent on the property.</p> <p>It was noted that the property had been adapted for health reasons, that the tenant had not been advised of the potential size of the contribution they could</p>

have been asked for. Also based on the family income at the time of the application, almost 9 months previous, no contribution would have been required.

It was **unanimously resolved** that the Commissioners would fund the changes in total and they would not seek a contribution from the tenants.

**12/427**

**Date for next meeting**

A date for the next meeting was set for 2pm on Thursday 10<sup>th</sup> January 2013.

There being no further business, the meeting closed at 18.00 pm.

*J.A. Hodge*

Signed

*10th Jan 2013*

Date

Empty box for Chairman's Initials