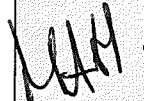


**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**held in Commissioners Office, Close Corran, Union Mills, Braddan at**  
**2.00pm on Thursday 21<sup>st</sup> February 2013**

**In Attendance**

|                  |                                  |
|------------------|----------------------------------|
| 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 |

|               |  |
|---------------|--|
| <b>13/024</b> | <b>Apologies</b><br>An apology for absence was received from Mrs Hodge who was off island..  |
| <b>13/025</b> | <b>Declaration of Interest</b><br>The following declared interests in the following items:<br>Colin Slinn in Item 14 regarding the development of land including Camlork<br>Clerk and Deputy Clerk in Item 24 on the agenda regarding salaries   |
| <b>13/026</b> | <b>Issue of Summons / Agenda</b><br>It was noted that all members had received Summons/Agenda at least three clear days before the date of the meeting.  |
| <b>13/027</b> | <b>Deferral of Matters on the Agenda to Private</b><br>The following matters were deferred to a private meeting:<br>Item 10- Mutual Exchange<br>Item 20- Internal Audit<br>Item 23- Inter-Authority Mutual Exchange<br>Item 24- Staff Pay Award  |
| <b>13/028</b> | <b>Questions from Members of the Public</b><br>The Vice Chairman welcomed PC Mylchreest who introduced himself as the new Ward Manager for the Braddan area.<br><br>After a general discussion on the current issues in the Parish, PC Mylcheest was thanked for his attendance and left the meeting.  |
| <b>13/029</b> | <b>Minutes of Recent Meetings</b><br>The Minutes of the meetings held on Thursday 10 <sup>th</sup> January 2013 were <b>unanimously approved</b> and signed by the Vice-Chairman as a correct record of the proceedings.   |
| <b>13/030</b> | <b>Matters Arising</b><br><b>a) Petition of Doleance of Tel's Limited Ref: Minute 13/007a</b><br>It was <b>unanimously resolved</b> to note that a further money £1500 had been received by the Coroner which reduced the debt to £15323.<br><br><b>b) Department of Social Care – Cronkbourne Village Ref: Minute 13/007b</b><br>It was <b>unanimously resolved</b> that, due to the growing estimated price for the planned refurbishment and the inability to raise the properties to proper standards for local authority houses, discussions should take place with the Department of Social Care on the viability of the scheme. |



|                      |  |
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|                      | <p><b><u>e) The Recreational Hall, Port Soderick- Car Parking Ref: Minute 13/007e</u></b><br/>                 It was noted that the design team fees were now in the region £11k which caused some concern especially as only £80k had been set aside for the scheme. A discussion was held on the cost of the project and whether there was a need for the area to be tarmacked rather than having a shale finish.</p> <p>It was eventually <b>unanimously resolved</b> that tender quotes should be obtained for both types of surface finishes.</p> <p><b><u>f) Union Mills Car park opening: Ref: Minute 13/007f</u></b><br/>                 It was <b>unanimously resolved</b> to note that Clerk was awaiting further advice from Derek Sewell, Highways Division in relation to the access and egress to the car park.</p> <p><b><u>g) Strang Corner Field Ref: Minute 13/009</u></b><br/>                 It was <b>unanimously resolved</b> that a special meeting would be called to discuss the way forward with the project.</p> <p><b><u>h) Isle of Man Constabulary – Strategic Plan 2013 – 2016 Ref : Minute 13/012</u></b><br/>                 It was <b>unanimously resolved</b> to note that the new Chief Constable and Inspector Britton had agreed to attend the next meeting.</p> |
| <p><b>13/031</b></p> | <p><b>Matters for Consideration from Section 2</b><br/>                 There were no matters to be brought forward from Section 2.</p>  |
|                      | <p><b><u>Section 1:</u></b></p>  |
| <p><b>13/032</b></p> | <p><b>Braddan Commissioners – Invitations</b><br/>                 It was <b>unanimously resolved</b> to note the following invitations and the Commissioner who would be able to attend:</p> <ul style="list-style-type: none"> <li>• Ballaugh Parish Commissioners 24<sup>th</sup> February 2013- unable to attend</li> <li>• Malew Parish Commissioners 3<sup>rd</sup> March 2013- Mr Halsall to attend</li> <li>• Douglas Corporation-Mayors Parlour 14<sup>th</sup> April 2013-Mrs Hodge to attend</li> </ul>   |
| <p><b>13/033</b></p> | <p><b>Cronk Grianagh Park – Refreshment Proposals</b><br/>                 Consideration was given to a report from the Clerk in relation to the opportunities available to let out the park to a caterer now that it was experiencing an increased amount of use since the opening of the BMX track and skatepark.</p> <p>It was <b>unanimously resolved</b> that expressions of interest should be sought from any caterers who would like to tender for the pitch.</p>  |
| <p><b>13/034</b></p> | <p><b>Department of Infrastructure – Local Government Health and Safety Responsibilities</b><br/>                 It was <b>unanimously resolved</b> to note the proposed seminars for local authorities from the Health and Safety at Work inspectorate on dates yet to be fixed.</p>   |
| <p><b>13/035</b></p> | <p><b>Department of Infrastructure – Quotations for the Supply of a Diesel Estate</b><br/>                 It was <b>unanimously resolved</b> to proceed with the purchase of a new Citroen Berlingo vehicle in line with the agreed budget, and that the old vehicle should be sold.</p>  |

CHAIRMAN'S INITIALS

*MAH*

| 13/036                                 | <p><b>Department of Infrastructure – Waste Policy and Strategy 2012 – 2022</b><br/>It was <b>unanimously resolved</b> to note the Strategy document issued by the Department of Infrastructure.</p> <p>Mr Jessopp took the opportunity to advise the Commissioners that discussions had been held with Douglas in relation to a joint media campaign to raise the profile of waste disposal in general and recycling specifically. They also noted that the Municipal Association was carefully considering the whole issue of waste charges and recycling.</p>  |                                |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
|--|--|--------------------------------|--------|----------|--------------------------------|-----------|--|-----------------------------------|--|-----------|------|--|--|-------------------------------------|---------|--|--|--|---------|------|--|--|-------------------------------------|----------------|--|--|--|----------------|
| 13/037                                 | <p><b>Dog Fouling Campaign</b><br/>It was <b>unanimously resolved</b> to note the highly successful campaign undertaken by the Community Warden, which reduced the incidents by over 95%, and that a press release should be issued to advise the general public of the results.</p>   |                                |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| 13/038                                 | <p><b>Invoices for Approval</b><br/>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>21910 - Douglas Corporation</li> <li>21922 - Moore Stephens</li> <li>21926 - Douglas Corporation</li> <li>21932 - MEA</li> <li>21974 - MEA</li> <li>21975 - MEA</li> <li>21977 - Douglas Corporation</li> <li>21997 - Douglas Corporation - Cr Note</li> <li>21998 - Douglas Corporation</li> <li>22001 - Express Matting Services Ltd</li> <li>22044 - R Cain Plant Hire</li> <li>22045 - R Cain Plant Hire</li> <li>22058 - Douglas Corporation</li> <li>22060 - MacOwan Collect Consulting Engineers</li> <li>22061 - 22068 - Salaries</li> </ul>  |                                |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| 13/039                                 | <p><b>Isle of Man Municipal Association – Induction Course for New Commissioners</b><br/>It was <b>unanimously resolved</b> to note the intention of the Municipal Association to formulate a programme of courses for all Commissioners, old and new, on the same principles as the induction course that the Department of Infrastructure had previously provided.</p>   |                                |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| 13/040                                 | <p><b>Monthly Reports – December 2012</b><br/>It was <b>unanimously resolved</b> to note the monthly report and the Income and expenditure to December 2012:</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><b>General Revenue Account</b></th> <th style="text-align: right;">Actual</th> <th style="text-align: right;">Estimate</th> </tr> </thead> <tbody> <tr> <td>Total Income for period Actual</td> <td style="text-align: right;">1,185,153</td> <td></td> </tr> <tr> <td>Total Income Estimated for period</td> <td></td> <td style="text-align: right;">1,176,782</td> </tr> <tr> <td><br/></td> <td></td> <td></td> </tr> <tr> <td>Total Expenditure for period Actual</td> <td style="text-align: right;">864,073</td> <td></td> </tr> <tr> <td>Total Expenditure Estimated for period</td> <td></td> <td style="text-align: right;">964,698</td> </tr> <tr> <td><br/></td> <td></td> <td></td> </tr> <tr> <td>Surplus/(Deficit) for period Actual</td> <td style="text-align: right;"><b>321,080</b></td> <td></td> </tr> <tr> <td>Surplus/(Deficit) for period Estimated</td> <td></td> <td style="text-align: right;"><b>212,084</b></td> </tr> </tbody> </table> | <b>General Revenue Account</b> | Actual | Estimate | Total Income for period Actual | 1,185,153 |  | Total Income Estimated for period |  | 1,176,782 | <br> |  |  | Total Expenditure for period Actual | 864,073 |  | Total Expenditure Estimated for period |  | 964,698 | <br> |  |  | Surplus/(Deficit) for period Actual | <b>321,080</b> |  | Surplus/(Deficit) for period Estimated |  | <b>212,084</b> |
| <b>General Revenue Account</b>         | Actual   | Estimate                       |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| Total Income for period Actual         | 1,185,153  |                                |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| Total Income Estimated for period      |  | 1,176,782                      |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| <br>                                   |  |                                |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| Total Expenditure for period Actual    | 864,073  |                                |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| Total Expenditure Estimated for period |  | 964,698                        |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| <br>                                   |  |                                |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| Surplus/(Deficit) for period Actual    | <b>321,080</b>   |                                |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |
| Surplus/(Deficit) for period Estimated |  | <b>212,084</b>                 |        |          |                                |           |  |                                   |  |           |      |  |  |                                     |         |  |  |  |         |      |  |  |                                     |                |  |  |  |                |

**Housing Revenue Account**

|  |           |           |
|--|-----------|-----------|
| Total Income for period Actual         | 546,120   |           |
| Total Income Estimated for period      |           | 565,578   |
| Total Expenditure for period Actual    | 688,781   |           |
| Total Expenditure Estimated for period |           | 714,900   |
| Surplus (Deficit) for period Actual    | (142,661) |           |
| Surplus (Deficit) for period Estimated |           | (149,322) |

*Deficit on Housing Account to be met by Housing Deficiency Payment by DLGE*

**13/041 Off-Street Parking Orders**

It was **unanimously resolved** to note the draft off-street parking orders for various areas in the Parish and it was agreed that consultation between the Authority, Police and Highways Section could take place.

**13/042 Public Consultation on the Landlord and Tenant (Private Housing) Bills 2013**

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

**13/043 Recycling Bring Banks**

Consideration was given to a report from the Clerk which had been produced as a result of the Eastern Community Amenity Site committee having recently agreed a contract with the Salvation Army who now paid a sum of money for the exclusive right of collecting clothing from the Bring Banks at the Site.

The Clerk advised that there were two Bring Bank sites in the Parish situated on Commissioners land, and the commercial organisation made no payment for their siting.

Clerk asked if the Authority wished him to contact the Salvation Army to see if they would extend their contract.

However after consideration it was **unanimously resolved** to contact the organisation presently collecting the items to determine if they wished to make a contribution for the use of the site, before the Salvation Army was contacted.

**13/044 Save Camlork Committee – ‘Proposed Development Areas’ – ‘Open Space and Agricultural’**

The Commissioners considered a copy of a letter from the Save Camlork Committee to the Director of Planning, seeking an assurance that land identified as potential development land on a map used for demonstrating the work of the Boundary Review Committee, was not actually identified for that purpose.

It was **unanimously resolved** to note the response from the Director of Planning who confirmed that these areas had not been identified for development and these markings would be withdrawn from all future additions of the map..

**13/045 Snugborough land– Compulsory Purchase**

Consideration was given to a further sketch scheme from the architect which gave a third option to develop the identified land which allowed for 31 new residences to be built on the area.

|               |  |
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|               | <p>The Commissioners favoured the new scheme and it was <b>unanimously resolved</b> that steps would taken to obtain legal services to deal with the compulsory purchase of the land, and discussions should be held with both the Department of Social Care and the Department of Infrastructure regarding the proposal.</p>  |
| <b>13/046</b> | <p><b>Street Light Columns on Main Road, Union Mills</b><br/>         Consideration was given to a report from the MEA regarding the condition of 16 lights on the Main Road.</p> <p>It was <b>unanimously resolved</b> to seek comparative costs for their replacement from the MEA and Douglas Corporation.</p>  |
| <b>13/047</b> | <p><b>Street Trader's Licence Application</b><br/>         It was <b>unanimously resolved</b> to approve the issuing of a licence to Angela Kruger German Deli Bar.</p>  |
| <b>13/048</b> | <p><b>The Anchor Port Soderick</b><br/>         Careful consideration was given to a report from the Community Warden regarding the very poor and deteriorating condition of the property.<br/>         It was <b>unanimously resolved</b> to arrange an on-site meeting with Kerruish Law who are representing the owner of the property, and a valuation of the land should be sought for consideration of a building capable of being compulsory purchased.</p>   |
| <b>13/049</b> | <p><b>Tromode Woods – Fence PA13/00038</b><br/>         Mr Jessopp welcomed a number of residents of Tromode Woods to the meeting, who wished to make their views known to the Commissioners prior to their consideration of the planning application for the erection of a fence..</p> <p>The residents advised the Commissioners of their understanding of the matter and their objections to the application.</p> <p>It was <b>unanimously resolved</b> to bear these matters in mind when considering the application later in the meeting.</p> <p>The residents were thanked for their attendance and left the meeting.</p> |
| <b>13/050</b> | <p><b>Moore Stephens – Braddan Parish Commissioners Internal Audit Report</b><br/>         It was <b>unanimously resolved</b> to defer consideration of this matter to a special meeting of the Authority on a date to be determined.</p>  |
| <b>13/051</b> | <p><b>Manx Telecom – "Ultima" - Very High Speed Digital Subscriber Line</b><br/>         Consideration was given to a request from Manx Telecom to site two Street Cabinets on land belonging to the Authority in Union Mills.</p> <p>No concern was expressed over the cabinet being placed next to the Snugborough Avenue bus stop, but the Commissioners were unhappy with a cabinet being placed on the pavement by the old mill wall opposite the Union Mills Post Office.</p> <p>It was <b>unanimously resolved</b> to seek a meeting with Manx Telecom to examine alternative sites close to the Post Office.</p>         |

13/052

**PA13 00024 LAW - Application for a certificate of lawful use for the parking of works vehicles and storage of equipment - West Baldwin Chapel West Baldwin**

Mr Jessopp welcomed a number of residents to the meeting who wished to put forward their views, both for and against the application.

A lively debate ensued and it was **unanimously resolved** to bear these issues in mind when considering the application later in the meeting.

The residents were thanked for their attendance and left the meeting.

**Planning**

13/053

**Planning Applications**

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

- PA12 01602 B - Mr Christopher G C Barlow - Erection of a building to provide two animal shelters and storage with associated hard standing - Field 520956 West Baldwin
- PA13 00062 B - Kirby Estates Ltd - Alterations and extensions to dwelling, extension to residential curtilage and creation of vehicular access - Kirby View Vicarage Road Braddan
- PA13 00107 B - Mr Malcolm Clark - Alterations, erection of an extension to dwelling and creation of an additional driveway and vehicular access - 101 Fairways Drive Mount Murray
- PA13 00125 B - Mr and Mrs James Simpson - Demolition of barn, creation of garaging and erection of replacement dwelling (amendments to PA12 01057 B) - Ballacaroon West Baldwin Road Mount Rule
- PA13 00138 B - Mr and Mrs Tony Fox - Erection of an extension to dwelling - 5 Cronk Drine Union Mills

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

- PA13 00024 - Mr Philip Kelly - Application for a certificate of lawful use for the parking of works vehicles and storage of equipment - West Baldwin Chapel West Baldwin. *The application form should be completed correctly and resubmitted.*
- PA13 00038 - Christina Corkill - Erection of fencing (part retrospective) - North Lodge Cronkbourn Braddan. *The application form should be completed correctly and resubmitted.*

13/054

**Planning Approvals**

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

- 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 B - Ballamona Estate Ltd - Erection of a replacement dwelling with garage block and landscaping - Ballamona House Oak Hill Port Soderick
- PA12 01285 B - Richmond Square Estates Ltd - Equestrian facilities including stables, staff facilities and indoor riding arena - Fields 524030 and 522779 Ballamona Estate Oak Hill Port Soderick

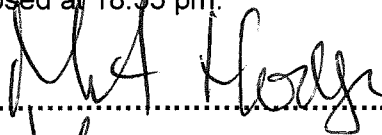
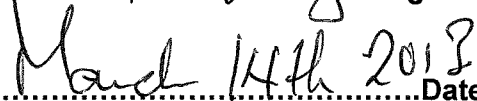
CHAIRMAN'S INITIALS



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|        | <ul style="list-style-type: none"> <li>• PA12 01536 B - Department of Environment Food and Agriculture - Install of replacement bridge - Bridge Upstream of West Baldwin Reservoir West Baldwin</li> <li>• PA12 01562 B - Mr Dirk Hoehmann - Creation of a track (retrospective) - Field 524363 Ballaquine House West Baldwin Road Mount Rule Braddan</li> <li>• PA12 01604 B - Mr Tim Keig - Erection of a replacement dwelling with detached garage - Bay View Old Castletown Road Port Soderick</li> <li>• PA12 01628 B - Dandara Commercial Ltd – Erection of temporary hoarding to enclose construction site (retrospective) - Field 521895 and site of former Cooil Smithy adjacent to Cooil Road Braddan</li> <li>• PA12 01701 B - Mr David John Lowe - Alterations and erection of an extension to dwelling - Angel Falls Strang Road Union Mills</li> </ul> <p>It was <b>unanimously resolved</b> to reaffirm its initial objections to the following Planning Approval</p> <ul style="list-style-type: none"> <li>• PA12 01458 B - Cable and Wireless - Erection of three mobile phone communications antenna (on previously approved floodlighting masts) and associated electrical equipment cabinet at Vagabonds RUF C Ballafletcher Road Strang</li> </ul> |
| 13/055 | <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 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> <li>• PA12 01629 D - Dandara Commercial Ltd - Erection of temporary advertising signage (retrospective) - Field 521895 between Isle of Man Business Park and Cooil Road Braddan</li> </ul>   |
| 13/056 | <p><b>Planning Appeals 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 land adjacent to Eden Park Cooil Road Braddan</li> <li>• PA11 01290 A - EFB Property Investments (IoM) Ltd - Approval in principle for mixed use development to provide industrial/warehouse, office/retail accommodation and leisure facilities including service road and car parking - Ballafletcher Road</li> </ul>  |
| 13/057 | <p><b>Planning Appeal against refusal</b></p> <p>It was <b>unanimously resolved</b> to note the following Planning Appeals against refusal</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 Lane Cooil Braddan</li> </ul>  |
|        |  |

|               |  |
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|               | <p align="center"><b>Section 2</b></p>   |
| <b>13/058</b> | <p><b>General Matters</b></p> <p>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> <ul style="list-style-type: none"> <li>i) Rent Arrears Reports</li> <li>ii) Completion Certificates</li> <li>iii) Department of Education and Children – Donation to Ballacottier Youth Club</li> <li>iv) Department of Social Care – Housing Review</li> <li>v) MEA – New Car Park – Adjacent Union Mills Shop Braddan – Highway Electrical Installation Certificate</li> <li>vi) Department of Social Care – Housing Review LA Managers Meeting – Minutes</li> <li>vii) Extension - 9 Cronk Road - Rate Reduction Request</li> </ul>  |
|               | <p><b>Private Meeting</b></p>  |
| <b>13/059</b> | <p><b>Inter Authority Mutual Exchange - Braddan and Douglas</b></p> <p>It was <b>unanimously resolved</b> to accept the mutual exchange of tenant 016 who was moving to Douglas.</p> <p>It was <b>unanimously resolved</b> to accept the mutual exchange of tenant 136 who was moving to Douglas.</p>  |
| <b>13/060</b> | <p><b>Staff Salary</b></p> <p>Consideration was given to a report from the Clerk relating to the interpretation of the salary agreements set down in the staffs contracts of employment.</p> <p>They noted that the agreement offered staff the best deal between Whitley Council and the Civil Service, and that earlier in the year, prior to the Whitley Council agreement being settled, the Civil Service award was put into operation.</p> <p>Recently the Whitley Council award had been notified and the determination of the best deal was an issue.</p> <p>After noting that the staff were content with the present arrangement, it was <b>unanimously resolved</b> that the Commissioners did not wish to make any changes to the award as it stood.</p> |
| <b>13/061</b> | <p><b>Date for next meeting</b></p> <p>A date for the next meeting was set for 2pm on Thursday 21<sup>st</sup> March 2013.</p>   |

There being no further business, the meeting closed at 18.55 pm.

  
 ..... Signed  
  
 ..... Date