

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

**In Attendance**

Mrs Hodge Chairman

Mr P Halsall

Mr C Slinn

Mr J Quaye

Mr J C Whiteway Clerk

Miss M Radcliffe Deputy Clerk and Finance Officer

**13/069****Apologies**

An apology for absence was received from Mr A Jessopp who was off island.

**13/070****Declaration of Interest**

The following declared interests in the following items:  
 Colin Slinn in Item 9 regarding the Memorial Hall Office. The Chairman advised that he would be asked to leave the meeting during the discussions.

**13/071****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.

**13/072****Deferral of Matters on the Agenda to Private**

The following matters were deferred to a private meeting:

- Item 6 Housing Allocations

**13/073****Questions from Members of the Public**

The Chairman welcomed the Chief Constable, Gary Roberts and Inspector Mark Britton to the meeting.

Mr Roberts thanked the Chairman for the opportunity to meet the Commissioners and discussions were held on a variety of matters including crime reduction in the Parish, the Forces commitment to Neighbourhood Policing, police presence and visibility, the involvement of the younger elements in initiatives as a way to maintain the low crime rate in the Parish.

The Commissioners noted with concern the consequences on policing of the major cuts in Central Government budgets. Mr Roberts stated that he was continually assessing ways in which they could provide a more efficient service which included examining the time taken to secure convictions.

Mr Roberts and Mr Britton were thanked for their attendance and left the meeting at 2.35.

The Chairman then welcomed Mr Quayle MHK to the meeting who gave an update on issues he had been involved with in the Parish. He advised that he had negotiated the use of recycle materials from the Peel Road reconstruction to provide a better surface on the Heritage Trail, and he discussed the bus shelter changes at Union Mills as a consequence of the new traffic island. Mr Quayle reported on the placement of road refuges at both the Hop Garden, Mount Murray and Tromode Woods.

CHAIRMAN'S  
INITIALS

21/2/13

Page 1 of 8

The discussions concluded on the principle of local authority reform and Mr Quayle thanked the Chairman for the opportunity to meet and left the meeting at 3.15pm.

**13/074 Minutes of Recent Meetings**

The Minutes of the meetings held on Thursday 21<sup>st</sup> February 2013 were **unanimously approved** and signed by Chairman as a correct record of the proceedings.

The Minutes of the meetings held on Thursday 14<sup>th</sup> March 2013 were **unanimously approved** and signed by Chairman as a correct record of the proceedings.

**13/075 Matters Arising**

**a) Petition of Doleance of Tel's Limited Ref: Minute 13/030a**

It was **unanimously resolved** to note that a further money £950 had been received from Tels Ltd by the Coroner which reduced the debt to £14373.

**b) Department of Social Care – Cronkbourne Village Ref: Minute 13/030b**

It was noted that a proposal regarding the Village had been passed to the Department of Social Care and the Clerk was awaiting a response.

Pending a response it was **unanimously resolved** that the policy would be to offer tenants from the Village priority moves to other houses in their stock as and when they become available.

**c) The Recreational Hall, Port Soderick- Car Parking Ref: Minute 13/030e**

It was **unanimously resolved** to note that a consultant team was now in place and work was to start shortly with trial holes being sunk prior to the work going out to tender.

**d) Union Mills Car park opening: Ref: Minute 13/030f**

It was **unanimously resolved** to note that the Clerk was awaiting further advice from Derek Sewell, Highways Division in relation to the entrance and exit to the car park.

**e) Cronk Grianagh Park – Official opening: Ref: Minute 13/033**

After discussion an official opening date for the park was set for 15<sup>th</sup> June 2013.

It was **unanimously resolved** that an events organiser, Mr Peter Young, would be contracted for a sum of £1600 to make all the necessary arrangements including insurances, car parking and provision of a stage.

**f) Bring Banks Ref: Minute 13/043**

It was **unanimously resolved** to note that the Clerk would be contacting the company shortly.

**g) Snugborough land– Compulsory Purchase Ref: Minute 13/045**

The Clerk advised that he and the architect had met the Planning Officer to discuss the proposal to build housing on the land. The Clerk advised that there appeared to be no real issues with the proposal but was awaiting formal feedback prior to a business case being submitted to the Department of Infrastructure.

A discussion was held on a fee proposal from Callin Wild to undertake the work relating to the compulsory purchase of the land but it was **unanimously resolved** to obtain further proposals from other firms before a decision was made.

	<p><b>h) Street Lights Union Mills Ref: Minute 13/046</b> The Clerk advised that a meeting with Douglas Corporation had been arranged to consider a proposal to repair, rather than replace, the lights.</p> <p>It was <b>unanimously resolved</b> to note to await feedback from the Clerk.</p> <p><b>j) Street Traders Licences Ref: Minute 13/0</b> It was <b>unanimously resolved</b> to note the register of 5 street traders in the Parish.</p> <p><b>j) The Anchor Port Soderick Ref: Minute 13/048</b> It was <b>unanimously resolved</b> to note that the Clerk was still awaiting a meeting date with Kerruish Law to discuss the property, and that advice had been received from the Government Valuer on the compulsory purchase of the land.</p>
13/076	<p><b>Matters for Consideration from Section 2</b> There were no matters to be brought forward from Section 2.</p>
	<b>Section 1:</b>
13/077	<p><b>Archibald Knox – 150<sup>th</sup> Anniversary of Birth – 2014</b> It was <b>unanimously resolved</b> to note the 150<sup>th</sup> Anniversary of Knox's birth in 2014 and, given that his birth place was Cronkbourne Village, is was agreed to consider ways in which the Authority could to participate in any celebrations.</p>
13/078	<p><b>Attendance and Travelling Allowances for Local Authority Members</b> A discussion was held on a proposal from the Department of Infrastructure that local authorities should consider raising the Commissioners travel and attendance allowances.</p> <p>It was noted that the proposal was that the fees would increase from £30 per session to £78 per session, in line with attendance fees paid for other Government meetings, such as Employment Tribunals.</p> <p>The Commissioners wished it be noted that it was not their policy to claim travel allowances and it was <b>unanimously resolved</b> that they did not support any increase in the attendance allowances.</p>
13/079	<p><b>Braddan Parish Commissioners – Invitations</b> 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>• <b>The Mayors Parlour 11<sup>th</sup> April 2013:</b> the Chairman to attend</li> <li>• <b>Onchan Civic Sunday 19<sup>th</sup> May 2013:</b> the Chairman and Mr Halsall to attend</li> <li>• <b>Peel Civic Sunday 26<sup>th</sup> May 2013:</b> the Chairman to attend.</li> </ul>
13/080	<p><b>Department of Infrastructure – Consultation of Proposed Draft Building (Fees) Regulations 2013</b> It was <b>unanimously resolved</b> to note the consultation document.</p>
13/081	<p><b>Douglas Borough Council – Waste Minimisation Strategy</b> It was <b>unanimously resolved</b> to note a copy of the presentation given by Douglas Corporation to the Municipal Association and the Local Authority Responsible Finance Officers Group meeting.</p>

13/082

**Housing: Local Authority build**

Consideration was given to a suggestion that Local Authorities should be able to develop land for first time buyers, without incurring loan charges by working with a developer.

It was **unanimously resolved** to delay a debate until there was a full complement of Commissioners

13/083

**Invoices for Approval**

It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board.:

- 22069 Paul Carey
- 22089 Marshall Cryer
- 22124 Douglas Corporation
- 22128 J Doyle
- 22169 Douglas Corporation
- 22171 MEA
- 22173-22180 Salaries

13/084

**Memorial Hall – Office Proposal**

The Chairman advised that as Mr Slinn was unable to participate in a decision on the matter that the meeting would not be quorate.

It was agreed that the matter would be delayed to the next meeting but it was **unanimously resolved** to advertise, in the interim, for expressions of interest in renting the office.

13/085

**Monthly Reports – January 2013**

It was **unanimously resolved** to note the monthly report and the Income and expenditure to January 2013:

<b>General Revenue Account</b>	Actual	Estimate
Total Income for period Actual	1,212,315	
Total Income Estimated for period		1,204,033
Total Expenditure for period Actual	1,078,035	
Total Expenditure Estimated for period		1,084,678
Surplus/(Deficit) for period Actual	<b>134,280</b>	
Surplus/(Deficit) for period Estimated		<b>119,355</b>
<b>Housing Revenue Account</b>		
Total Income for period Actual	600,272	
Total Income Estimated for period		622,136
Total Expenditure for period Actual	716,092	
Total Expenditure Estimated for period		779,143
Surplus (Deficit) for period Actual	<b>(115,820)</b>	
Surplus (Deficit) for period Estimated		<b>(157,007)</b>

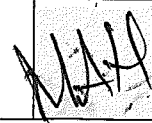
*Deficit on Housing Account to be met by Housing Deficiency Payment by DLGE*

CHAIRMAN'S  
INITIALS

21/2/13

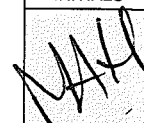
Page 4 of 8

	<p>The Clerk advised that he had been contacted by the management company responsible for the Mallards, Mount Murray.</p> <p>He advised that court action had been taken earlier in the year to seek a judgment against the company for the non-payment of rates for 2012/13. However the company had submit an application to the Rent and Rates Appeal Tribunal to have the property re-rated due to it no longer having a Building Completion certificate.</p> <p>The Clerk advised that the Courts had not made a ruling on Authorities application, had deferred the case until after the Tribunal decision, and not required the company to pay the money in advance of the Tribunal judgement.</p> <p>However as a proposal to resolve the matter earlier, the company had offered to pay 50% of the present rate demand in full and final settlement prior to any hearing.</p> <p>It was <b>unanimously resolved</b> that they could not support this proposal and that they would await the decision of the Tribunal.</p>
13/086	<p><b>Play Equipment</b></p> <p>A discussion was held on the budget set during the estimates process for upgrading the play equipment in the parks and the lighting in Cronk Grianagh Park.</p> <p>The Clerk advised that when determining the plans for 2013/14 the sum required had been underestimated by £10k.</p> <p>After consideration it was <b>unanimously resolved</b> increase the budget from £37k to £47k and it was noted that this would reduce the expected credit out turn at the end of the year by that amount.</p>
13/087	<p><b>Christmas Tree Policy</b></p> <p>It was <b>unanimously resolved</b> to defer consideration of the matter until the next meeting of the Board.</p>
13/088	<p><b>Litter in the Parish Litter in the Parish</b></p> <p>A discussion was held on the Beach Buddies campaign that had recently been launched on the island and an article written by Mr Jessopp on behalf of the Green Centre.</p> <p>The Commissioners were supportive of the work and wondered if they could become involved in a similar scheme relating to footpaths in the Parish.</p> <p>It was <b>unanimously resolved</b> to undertake further research into the possibility of entering into, or starting up a scheme.</p>
13/089	<p><b>Vehicle Tracking – Community Warden’s Vehicle</b></p> <p>It was <b>unanimously resolved</b> that, in response to the internal audit report on staff health and safety, a vehicle tracking system would be installed in the recently purchased vehicle.</p>
13/090	<p><b>On Call Arrangements</b></p> <p>It was <b>unanimously resolved</b> to maintain the on call allowances set at the meeting of 22<sup>nd</sup> May 2008.</p>



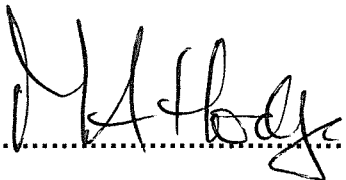
13/091	<p><b>Parish Bin Numbers</b></p> <p>The Finance Officer reported on the findings of the bin numbers investigation which discovered that there were a number of properties that had two domestic bins.</p> <p>It was <b>unanimously resolved</b> that a letter would be sent to the parishoners who had two bins advising that only one would be emptied and the second bin would be removed as soon as possible.</p>
13/092	<p><b>Kitchens Close Y Locker</b></p> <p>The Commissioners noted a report on the estimated cost of £25,000 to replace 10 kitchens and it was <b>unanimously resolved</b> to proceed with the scheme which would be funded from the Housing Maintenance reserves budget.</p>
	<p><b><u>Planning</u></b></p>
13/093	<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>• PA13 00201 B - Eden Park Garden Centre - Extension to provide storage facility, garden machine workshop and weather protection to existing canopied display area (comprising amendments to PA12 00243 B) Ballapaddag Cool Road Braddan</li> <li>• PA13 00235 - Isle of Man Development Co Ltd - Erection of replacement directional signage (amendments to PA12 00683 D)</li> <li>• PA13 00248 B - Department of Infrastructure Operations Division - Creation of a vehicular access - Ballafletcher Farm Road Ballafletcher Industrial Estate Cronkbourne</li> <li>• PA13 00256 B - Cu-plas Callow (IoM) Ltd - Alterations to front elevation and construction of new storage compound - Unit 18, Snugborough Trading Estate Braddan</li> <li>• PA13 00286 B - Mr and Mrs R Moore - Installation of flue to side elevation - 78 Cronk Grianagh Braddan</li> <li>• PA13 00297 B - Mr Richard Cuthbert - Construction of roof terrace to replace existing garage roof - Low Wood Strang Road Union Mills</li> </ul>
13/094	<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 01354 A - Ballafletcher Estate Ltd - Erection of an office building with associated parking - Land at The Creamery Ballafletcher Farm Road Cronkbourne</li> <li>• PA12 01602 B - Mr Christopher Barlow - Erection of a building to provide two animal shelters and storage - Field 520956 West Baldwin</li> <li>• PA13 00062 B - Kirby Estates Ltd - Alterations and extensions to dwelling and creation of vehicular access - Kirby View Vicarage Road Braddan</li> <li>• 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</li> <li>• PA13 00138 B - Mr and Mrs Tony Fox - Erection of an extension to dwelling - 5 Cronk Drine Union Mills</li> </ul>
13/095	<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 00233 B - Mr Martin Marlow - Demolition of barns and erection of seven tourist units (retrospective) at Ard Na Mara House Quines Hill Port Soderick</li> </ul>

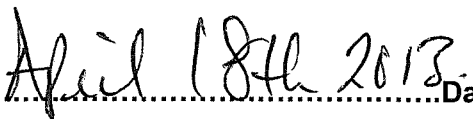
	<ul style="list-style-type: none"> <li>• PA12 01247 B - Mr and Mrs Anthony Cowell - Erection of a garden store and creation of a hard standing to provide off road parking - Kilkenny Wood Colooneys Land Cooil Braddan</li> <li>• PA13 00038 B - Christina Victoria Corkill - Erection of Fencing (part retrospective) - North Lodge Cronkbourne Braddan</li> </ul>
<b>13/096</b>	<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>• PA12 01336 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> <li>• PA12 01458 B - Cable and Wireless - Erection of three mobile phone communications antenna (on previously approved floodlighting masts) and associated electrical equipment cabinet - Vagabonds RUFC Playing Fields Ballafletcher Road Strang</li> </ul>
<b>13/097</b>	<p><b>Planning Correspondence</b></p> <p>It was <b>unanimously resolved</b> to note the following correspondence:</p> <ul style="list-style-type: none"> <li>• PA12 00494 B - Mr and Mrs Steve Wragg - Erection of a replacement dwelling - Lower Ballawyllan East Baldwin</li> <li>• PA12 01675 LAW - Agriculture House - Use of lower ground floor of property as an office - Ballafletcher Farm Road Cronkbourne</li> <li>• PA13 07076 DEX - BPC - Refurbishment of existing building including new kitchen - 8 Snugborough Avenue Union Mills</li> </ul>
	<b>Section 2</b>
<b>13/098</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> <ol style="list-style-type: none"> <li>i) Schedule of Arrears</li> <li>ii) Completion Certificates – Rates</li> <li>iii) The Treasury – 1<sup>st</sup> Supplemental List 2013</li> <li>iv) Cronk Road Union Mills – Rating Objections</li> <li>v) Isle of Man Constabulary - Leadership of Central Neighbourhood Policing Team</li> <li>vi) Isle of Man Government Preservation of War Memorials Committee</li> <li>vii) Marshall Cryer – Refurbishment of 8 Snugborough Avenue</li> <li>viii) Penketh-Millar – Proposed Formation of New off Road Car Parking Facility at The Recreation Hall Quines Hill Port Soderick – Quotation</li> <li>ix) PA13 0038/B – Resident – Erection of Fencing North Lodge Braddan</li> <li>x) Public Health Act 1990 – Dog Fouling and Barking – Ballacottier Meadows Braddan</li> <li>xi) New Housing Applications</li> <li>xii) Submission to the Boundary Review Committee Public Consultation 2013</li> </ol>



	<b>Private Meeting</b>
<b>13/099</b>	<b>Housing Allocations</b> It was <b>unanimously resolved</b> to note that tenant 143 had refused Property 158, and this was then offered to tenant 076.
<b>13/100</b>	<b>Date for next meeting</b> A date for the next meeting was set for 2pm on Thursday 18 <sup>th</sup> April 2013.

There being no further business, the meeting closed at 16.55 pm.

.....Signed

.....Date