

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 2.00pm on
Thursday 23rd May 2013

In Attendance

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

13/125	Apologies There were no apologies for absence.
13/126	Declaration of Interest There were no declarations of interest.
13/127	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.
13/128	Deferral of Matters on the Agenda to Private The following matters were deferred to a private meeting: <ul style="list-style-type: none"> • Item 9 Housing allocations • Item 11 Houses for Adults with Learning Difficulties
13/129	Questions from Members of the Public The Chairman welcomed Mr Murtagh and Miss Corrin from Tels Ltd to the meeting, who had been invited to discuss their planning application PA13 00494 B relating to Unit 45b, which was to be considered later in the meeting. Mr Murtagh expanded on his plans for the site and explained how the changes would lead to the improvement of the area. The Chairman thanked them both for their attendance and they left the meeting.
13/130	Minutes of Recent Meetings The Minutes of the meetings held on Thursday 18 th April 2013 were unanimously approved and signed by Chairman as a correct record of the proceedings.
13/131	Matters Arising a) <u>Petition of Doleance of Tel's Limited Ref: Minute 13/107a</u> It was unanimously resolved to note that no further money had been received from Tels Ltd by the Coroner. b) <u>Department of Social Care – Cronkbourne Village Ref: Minute 13/107b</u> It was unanimously resolved to await a response from the Department of Social Care following a senior officers meeting.

c) Union Mills Car park opening: Ref: Minute 13/107c

It was **unanimously resolved** to note that alterations had been made to the wall adjacent to Skyrillin and the entrance and exits to the car park had been reversed.

d) Bring Banks Ref: Minute 13/107e

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

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

It was **unanimously resolved** to note that a meeting with a senior partner from Applebys was to be arranged later in the month.

f) The Anchor Port Soderick Ref: Minute 13/048

It was **unanimously resolved** to note that the Clerk was still awaiting a meeting date with Kerruish Law to discuss the property.

g) Litter in the Parish Litter in the Parish Ref: Minute 13/046

It was noted that staff and Commissioners had joined Bill Dale and Beach Buddies in a litter picking exercise on 16th May in advance of the TT.

Teams of pickers had been deployed along the main Peel Road from Braddan Bridge to Ashlar Drive, the Heritage Trail from Union Mills to Braddan Bridge, the access road to the NSC and the Old Castletown Road from Kewaigue to Oak Hill.

It was **unanimously resolved** to note that it had been a tremendous success, with 38 participants and 300kg of waste which included general litter, wheels and tyres, metal frames, a gas cylinder, traffic cones and children's scooters.

h) Memorial Hall Storage Re Minute 13/110

The Clerk reported that he had examined the opportunities to improve the storage capacity at the rear of the Hall.

He stated that if the temporary container belonging to the Department of Education was removed and the oil tank moved, it provided sufficient space to install a 6m container.

He had identified a flat-packed unit for approximately £2.5k, and was obtaining quotes for the groundworks and plumbing.

It was **unanimously resolved** that if the costs could be kept in the region of £6k to £7k and money could be spent from reserves.

13/132

Matters for Consideration from Section 2

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

Section 1:

13/133

Archibald Knox Celebration

A discussion was held on the principle of an Archibald Knox celebration and a number of names were suggested as prospective people who could help.

It was **unanimously resolved** that the Arts Council and Manx National Heritage should be contacted to determine if they could provide any financial assistance and that a plan of action should be put forward for consideration at the next meeting.

13/134	<p>Invitations</p> <p>It was unanimously resolved to note:</p> <ol style="list-style-type: none"> 1) Armed Forces Day 30th June 2013 Mrs Hodge and Mr Halsall to attend. 2) Douglas Civic Sunday 9th June 2013 Mrs Hodge and Mrs Halsall to attend. 3) Peel Town Civic Sunday 26th May 2013 Mr Halsall to attend.
13/135	<p>Celtic Array Ltd- Wind Farm</p> <p>It was unanimously resolved to note the letter of 11th April 2013 advising that the company were putting their plans on hold to allow more time for consultation with the stakeholders.</p>
13/136	<p>Invoices for Approval</p> <p>It was unanimously resolved to approve the following invoices in excess of £2k that required the authorisation of the Board:</p> <ul style="list-style-type: none"> • 22266 R Cain • 22435 Douglas Corporation • 22451-22458 Salaries
13/137	<p>Island of Culture 2014</p> <p>It was unanimously resolved to note the letter of 12th April 2013 regarding the IOM Arts Council celebration of the Island of Culture 2014.</p> <p>The discussion then moved on to whether the Arts Council could give any assistance to the Commissioners desire to celebrate Archibald Knox's 150th birthday and it was unanimously resolved to contact them to determine if they could help.</p>
13/138	<p>Monthly Reports</p> <p>It was unanimously resolved to note the rates income report for April 2013 which showed that £179,048 had already been collected which represented 16% of the rates due.</p>
13/139	<p>Douglas Corporation- Waste disposal overcharge</p> <p>It was unanimously resolved to note the report of the Finance Officer which advised that the over-charging on the contract had been identified due to charities, residential units, churches and educational establishments being charged at commercial levels, and the matter had been corrected.</p>
13/140	<p>Memorial Hall Lease</p> <p>It was unanimously resolved to accept the lease for the office at the Memorial Hall which could be signed under seal, but that a personal bond or guarantee be sought from Mr Babb as the lease was to be made out in a company name rather than on a personal capacity.</p>
13/141	<p>Christmas Trees</p> <p>It was unanimously resolved to note that advised on the present policy for providing trees, and to await the details of costings for the replacement of the lights.</p>

Planning

13/142

Planning Applications

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

- PA13 00376 B - Mr Roger Leece - Conversion of existing out building into a dwelling - Riversale Strang Road Union Mills
- PA13 00432 - Dandara Commercial Ltd – 6 No. Advertisements, sizes as shown on drawing - Field 521895 - Site of former Cooil Smithy Isle of Man Business Park Cooil Road Braddan
- PA13 00449 C - Autotrade Centre Limited - Change of use from warehouse and manufacturing to display distribution and sales of industrial automotive products and warehousing - Units 22 and 24 Spring Valley Industrial Estate
- PA13 00488 B - Mr Simon and Susan Kelly - Alterations and erection of an extension to replace existing conservatory - Cronk Darragh Quines Hill Port Soderick
- PA13 00494 B - Tel's Ltd - Creation of a secure compound with dedicated bays for storing secondary aggregate, soil, glass, baled plastic and skips - Compound 45B Snugborough Trading Estate
- PA13 00514 - H Richmond Ltd - Erection of a building to provide pack house and forestry centre) comprising amendments to PA09 01608) - Robinson's Ballapaddag Cooil Road Braddan
- PA13 00528 - Mr Timothy Leeming - Proposed alterations to existing front wall to create additional on site car parking - Old Chapel Main Road Union Mills Braddan
- PA13 00552 B - Island Drainage and Groundworks Ltd - Creation of a compound for the recycling and storage of construction and demolition waste and extension of approved stone recycling area - Part of Fields 522518 and 522551 Middle Park Braddan
- PA13 00555 B - Dandara Commercial Ltd - Erection of twelve industrial and/or warehousing and distribution units - Field 521895 and former Cooil Smithy Adjacent to Cooil Road Braddan
- PA13 00563 B - Mr Leslie James Nicol - Erection of two single storey extensions one to the front and one to the rear of an existing dwelling - 91 Fairways Drive Mount Murray Braddan
- PA13 00572 D - Isle of Man Development Co Ltd - Erection of Advertising Signage - Unit 8 Spring Valley Industrial Estate Braddan
- PA13 00576 B - Mr and Mrs Steve Wragg - Erection of a replacement dwelling - Lower Ballawyllan East Baldwin
- PA13 00584 B - Mr and Mrs Derek Legg - Proposed single storey sun extension at rear of property to provide enlarged Kitchen and Dining Room - 2 Ashlar Drive Union Mills

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

- PA13 00433 B - Department of Home Affairs - Erection of a breathing apparatus and fire training facility with associated rest room area - Woodside East Baldwin: *The Authority supports the principle of providing dedicated facilities for the Fire Service however it would be inappropriate to use this land in the country for this type of purpose. There is also some question of the land having been contaminated by a previous occupier and should this be proven to be the case Environment Policy 26 is relevant.*

	<ul style="list-style-type: none"> • PA13 00486 C - Mr David Lyons - Change of use from staff accommodation to residential dwelling - The Barn Speke Farm Richmond Hill Braddan: <i>There has been no evidence provided to confirm that there is no longer a need for staff accommodation. There is a concern that the application is a way of subverting the proper planning processes and could lead to a more substantial permanent residential property being built on the site in the future.</i>
13/143	<p>Planning Approvals</p> <p>It was unanimously resolved to note the following Planning Approvals:</p> <ul style="list-style-type: none"> • 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 • PA13 00297 B - Mr Richard Cuthbert - Construction of roof terrace to replace existing garage roof - Low Wood Strand Road Union Mills • PA13 00329 B - Cable and Wireless - Erection of mast and telecommunication equipment/antenna - Restart Court Isle of Man Business Park Braddan • PA13 00354 B - Mr Jeffrey McCubbin - Erection of a porch - Ballaslig Farmhouse Old Castletown Road Braddan • PA13 00377 C - Ballafletcher Estate Ltd - Change of use of entire upper floor to general office use - Agriculture House Ballafletcher Farm Road Cronkbourne Braddan • PA13 00381 B - Mr and Mrs John Quinn - Erection of a first floor extension over existing garage - 15 Ballanawin Strang Braddan • PA13 00399 B - Mr and Mrs Brian Woodard - Alterations, erection of extension and installation of replacement windows and doors to dwelling - Beaconsfield Cottage Richmond Hill Braddan • PA13 00428 C - Dermot O'Toole - Additional use of dwelling as tourist accommodation - 11 Ballacottier Meadow Braddan • PA13 00432 D - Dandara Commercial Ltd - Erection of temporary advertising signage (retrospective) at Hoarding enclosing part of Field 521895 and site of former Cooil Smithy adjacent to Cooil Road Braddan
13/144	<p>Planning Correspondence</p> <p>It was unanimously resolved to note the following correspondence:</p> <ul style="list-style-type: none"> • PA11 01721 B - Eden Park Ltd - Creation of a car park, access improvements and change of use of existing farm cottage to offices - Ballapaddag Farm Cottage Adjacent to Eden Park Ltd • PA12 00494 B - Mr and Mrs Steve Wragg - Erection of a replacement dwelling - Lower Ballawyllan East Baldwin • PA13 00024 LAW - 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 • PA13 000386 B - Objections to the Development Adjacent to BCS House Peel Road Braddan • PA13 00110 - Braddan Parish Commissioners Complaint - Erection of fence adjacent of Highway, Land At, Horse and Plough Isle of Man Business Park Braddan

- PA13 00433 B - Department of Home Affairs - Proposed Fire Training Centre - Woodside East Baldwin

Section 2

13/145 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) Arrears
- ii) Application for Tenancy – 6 Close Y Locker
- iii) Completion Certificates – Rates
- iv) Camlork Farm – Clearing of Drainage Ditch
- v) DEFA – Export of Hazardous Waste – as defined in EC1013 2006 “Waste Shipment Regulations”
- vi) Tree Felling Licence – Clybane Playground
- vii) Isle of Man Fire and Rescue Service – Flat 1 Close Corran Union Mills
- viii) Annual Housing Data Return

Private Meeting

13/146 Housing Allocations

After discussion it was **unanimously resolved** to offer property 141 to tenant 251.

A discussion was held on the principle of offering a relocation package to facilitate tenants who wished to down size.

It was **unanimously resolved** that whilst there were still small families in large family properties it would be policy to decorate void smaller properties, carpet or give assistance to carpeting, and to offer assistance toward removals.

All tenants were to be advised of this policy.

13/147 Houses for Adults with Learning Difficulties

Careful consideration was given to a proposal from the Department of Health who wished to build further properties on land in the Parish for adults with learning difficulties.

The Commissioners noted that the construction would encroach into land that they felt should be seen as a green buffer zone between housing estates in the Parish and **unanimously resolved** to advise the Department that they would not support the proposal.

13/148 Date for next meeting

A date for the next Meeting was set for 2pm on Thursday 27th June 2013.

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

..........Signed

.....27/6/13.....Date