

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
held in Commissioners Office, Close Corran, Union Mills, Braddan at 1.00pm on  
Thursday 5<sup>th</sup> September 2013

**In Attendance**

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

<b>13/197</b>	<b>Apologies</b> There were no apologies for absence.
<b>13/198</b>	<b>Declaration of Interest</b> There were no declarations of interest.
<b>13/199</b>	<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.
<b>13/200</b>	<b>Deferral of Matters on the Agenda to Private</b> There were no matters deferred to a private meeting:
<b>13/201</b>	<p><b>Questions from Members of the Public</b> At 1.00pm Mr Liam O'Neil from the Archibald Knox Society was welcomed to the meeting by the Chairman.</p> <p>Mr O'Neill had been invited by the Clerk to meet the Commissioners and provide a more detailed background to the life and works of Knox, and he proceeded to give an illuminating speech on the subject.</p> <p>The Chairman thanked Mr O'Neill and stated that the presentation was very helpful on providing opportunities and ideas for the Commissioners to celebrate the 150<sup>th</sup> anniversary of his birth in 2014.</p> <p>A discussion was held on how the property in Cronkbourne Village which was understood to be Knox's birthplace could be used as part of the celebration, and the Clerk invited Mr O'Neill to visit the property over the following few weeks.</p> <p>The Chairman thanked Mr O'Neill for his attendance and he left the meeting at 2pm.</p>
<b>13/202</b>	<p><b>Minutes of Recent Meetings</b> The Minutes of the Meeting held on Thursday 1<sup>st</sup> August 2013 were <b>unanimously approved</b> and signed by Chairman as a correct record of the proceedings.</p>

01/08/13

Page 1 of 7

CHAIRMAN'S  
INITIALS


13/203

**Matters Arising****a) Meeting with Graih : Ref :Minute 13/179**

A lengthy discussion was held on the proposal that the charity Graih used vacant properties at Cronkbourne Village for their clients, for either living accommodation or as temporary workshops as part of their rehabilitation process.

Concern was expressed that the wrong message could be sent out to persons on the waiting list if properties were allocated to the Charity, but the Chairman felt that if allocation could be on very short term arrangements, there should not be a problem and it was wrong for these properties to simply be left vacant whilst their future was being determined.

However, it was eventually **unanimously resolved** that, as an initial approach and on a trial basis, the charity would be offered 2 properties, one for residential and one as a workshop, on a 6 month lease at £10 each per week.

**b) Petition of Doleance of Tel's Limited Ref: Minute 13/181a**

It was **unanimously resolved** to note that no further contributions had been received for the company.

**c) Department of Social Care – Cronkbourne Village Ref: Minute 13/181b**

The Clerk presented a report from Richard Senior from the Department of Social Care which gave his thoughts and opinions on the properties and the opportunities available to the Commissioners

The Commissioners noted the report but **unanimously resolved** to invite Mrs Reeve the Director of Housing to the next meeting.

**d) Snugborough land– Compulsory Purchase Ref: Minute 13/181c**

A lengthy discussion was held on the problems associated with purchasing the land because of its legal status.

Finally it was **unanimously resolved** that, in accordance with the Land Acquisition Act, a "Notice to Treat" would be place in the local papers and that an Entitlement Indemnity Policy should be taken to cover any potential litigation.

**e) The Anchor Port Soderick Ref: Minute 13/181d**

It was **unanimously resolved** to note the Clerks advice that steps were being taken to secure the property with metal shutters, and that he had been advised that the sale of the property was now progressing.

**f) Archibald Knox Anniversary Celebration Ref:Minute 13/181f**

In the light of the presentation from Mr O'Neill, a discussion was held on the ways in which the Authority could recognise the occasion.

The Clerk was asked to investigate the creation of a Knox trail around various landmarks in and around using Douglas and Braddan, as well as looking at opportunities to use the property where he was born, 39 Cronkbourne Village, to celebrate the occasion. These matters were to be raised at the meeting with Mrs Christian President of Tynwald.

It was **unanimously resolved** to await the results of the Clerks investigations.

CHAIRMAN'S  
INITIALS

01/08/13

Page 2 of 7

AS

**g) Braddan Parish Commissioners- Rebranding Exercise Ref:Minute 13/181g**

The Clerk advised that discussions were progressing with Mannin Media about the rebranding exercise and that a notation was to be included in all paperwork to advise the public that the new logo had been produced as recognition of the anniversary of Archibald Knox's birth.

It was **unanimously resolved** to await further information

**h) Strang Corner Field – Business Case Ref:Minute 13/181h**

The Clerk reported that expressions of interest had been received for all aspects of the project.

It was **unanimously resolved** to note that work was now to progressing on the compilation of the financial information requested by Treasury and that a substantive Business Case would be submitted as soon as possible.

**i) Braddan Parish Day Ref Minute 13/184**

The Commissioners noted a report from the Finance Officer which advised that, in addition to the numerous generous raffle prizes, £1225 had been received in sponsorship money from a number of businesses in the Parish, which had been used to provide the free children's entertainment.

Also a sum of £815.80 had been raised by the raffle and charity buckets, and this money was to be shared between the Chairman's chosen charities:

- The Norman Costain Trust
- The Port Soderick Hall Trustees
- The Braddan Endowment Trust
- Oskar's Dreams.

It was **unanimously resolved** that arrangements were to be made to have the monies presented at the next meeting of the Commissioners.

**j) Information Technology Failure Ref Minute 13/190**

The Clerk reported that investigations were taking place into either, the replacement of the server hardware or moving the organisation to a "cloud" based system.

It was **unanimously resolved** to note that a further report, with options, was to be produced at the next meeting.

**k) Housing Allocations Ref Minute 13/195**

The Commissioners considered a report from the Housing Officer which detailed the occupation levels of all the properties.

The Commissioners were concerned over the number of under occupied properties given the pressure that was being brought to bear upon them from young families requiring larger houses.

It was noted that the policy was now in place to assist any tenants who were downsizing their property.

Also it was noted that the present tenancy agreement made it clear that tenants could at any stage be required to move at the discretion of the Authority although it did not seem to be regular practice in other Authorities.

After discussion it was **unanimously resolved** that the Commissioners would

take all necessary steps to implement this aspect of the Tenancy Agreement which facilitated the most effective use of their resources, and the Clerk was given delegated powers to move the process forward as quickly as possible.

**13/204 Matters for Consideration from Section 2**  
There were no matters to be brought forward from Section 2.

**Section 1:**

**13/205 Invitations**  
It was **unanimously resolved** to note:

- 1) **Castletown Civic Sunday 22<sup>th</sup> September 2013**  
Mr Halsall to attend.
- 2) **Marown Civic Service Sunday 29<sup>th</sup> September 2013**  
Mr Halsall to attend
- 3) **Maughold Civic Service Sunday 22<sup>nd</sup> September 2013**  
A representative was unable to attend
- 4) **Ramsey Town Municipal Sunday 29<sup>th</sup> September 2013**  
Mr Halsall to attend 29/9

**13/206 Christmas Trees**  
A lengthy discussion was held on whether Christmas trees should continued to be provided in the Parish over the festive season and that the lights were no longer suitable for purpose and needed replacement, and the purchase and erection was an ever increasing cost

As a matter of consideration, the Finance Officer, as an option produced a brochure for both LED lighting systems and artificial trees.

It was agreed that the Parish would have a lighting display to acknowledge the Christmas festival but there was a lengthy debate on continuing to provide the traditional trees around the Parish, a simple lighting display or one or more artificial trees.

Finally two proposals were put to the vote which were to maintain the status quo or provide on large artificial tree in Union Mills opposite the Post Office.

With a majority vote of 3 votes to two, it was **resolved** that this year the Commissioners would purchase an artificial tree to the value of £3500 which would be displayed in Union Mills with suitable banners to indicate that it had been provided by the Authority.

**13/207 Department of Infrastructure Petitions Process**  
It was **unanimously resolved** to note a letter from the Department of Infrastructure advising them of the petition process for both housing and general schemes.

**13/208 Invoices for Approval**  
It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:

- 22735- Phil Corkish
- 22748- Clawsons
- 22763- Douglas Corporation
- 22764- Douglas Corporation
- 22775- BDO
- 22810- HAGS- SMP Accountants

CHAIRMAN'S INITIALS



13/209	<p><b>Public Consultation Document- EU(Amendment) Bill 2013</b> It was <b>unanimously resolved</b> to note the document dated but no comment was to be made.</p>
13/210	<p><b>Union Mills FC –Training Areas</b> Careful consideration was given to a number of emails from the club advising initially that there had been a problem with a contractor who was working on their training areas.</p> <p>However it was <b>unanimously resolved</b> to note further emails to note that the matter had now been resolved by mutual consent.</p>
13/211	<p><b>Unit 41 Snugborough Trading Estate</b> Careful consideration was given to an approach from a company who was interested in purchasing Unit 41 when it had been vacated by the Kerbside Collection Service.</p> <p>It was <b>unanimously resolved</b> that, at this stage, the property should not be sold and efforts should be made to lease it out.</p>
13/212	<p><b>Department of Infrastructure- Planning Legislation Orders</b> It was <b>unanimously resolved</b> to note that from 1st August 2013 the following legislation would come into effect:</p> <ul style="list-style-type: none"> <li>• Town and Country Planning (Development Procedure)(No2) Order 2013, which governed the way in which planning applications are processed came into effect on 1<sup>st</sup> August 2013</li> <li>• Town and Country Planning (Appeal Fees) Order 2013 which introduced a single one off fee of £150 for Planning Appeal</li> <li>• The Building (Fees)(Amendment) Regulations 2013 which sets down the fees up to and including the end of March 2016</li> </ul>
13/213	<p><b>PA13/00386B – Jojay Ltd- Erection of 17 Industrial Units</b> The Commission considered a series of letters from residents of the properties in and around Braddan Hills who were concerned over the granting of planning approval to the proposed development on the former Parkinsons site on Peel Road,</p> <p>The Commissioners acknowledged their concern but felt that it would certainly be an improvement over what it is, a derelict builders yard, that sightlines had been physically examined as they had suggested and an number of concessions regarding noise had been granted as part of the approval.</p> <p>It was <b>unanimously resolved</b> to advise that the Commissioners felt that in planning terms, they had nothing to object to.</p>
13/214	<p><b>Replacement Kitchens- Various properties Snugborough</b> It was <b>unanimously resolved</b> to note the architects report on the satisfactory completion of the contract for installing eight new kitchens in the Close-y-Locker area.</p>
13/215	<p><b>Monthly reports- Rates</b> It was <b>unanimously resolved</b> to note the report of the Finance Officer which showed that 89% of the rates to be paid by, excluding those on direct debit, had now been paid leaving an outstanding balance of £16,943.</p>

**Planning**

13/216

**Planning Applications**

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

- 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 00842 C - Mr and Mrs N Taverner - Use of cottage for self-catering tourist accommodation - Ballawyllin Farm East Baldwin IM4 5ER
- PA13 00852 B - Mrs Caroline Harding - Conversion of existing garage into living accommodation and alterations to existing stable block - "The Mill" Port E Chee Tromode Braddan
- PA13 00874 B - Mr Mick Palotas - Erection of two storey extension in place of existing attached garage and internal alteration to suit. Erection of single storey sun room extension to rear of property - 72 Cronk Grianagh Braddan
- PA13 00876 B - Mr and Mrs S Skillicorn - Proposed alterations and extensions to form new single storey sun room and two storey extension to incorporate replacement garage and utility to ground floor and addition bedroom accommodation - Magher Y Gheill Quines
- PA13 00879 B - Isle of Man Development Co. Ltd - Replacement of existing external wall cladding - Unit 1 Spring Valley Industrial Estate Braddan
- PA13 00892 D - Eden Park Developments Ltd - Erection of two sets of advertising and directional signage - Cooil Road Braddan
- PA13 90941 B - Mr Chris Turner - Window alteration and erection of an extension to dwelling - Flambards West Baldwin Road Mount Rule IM4 4HS
- PA13 90965 B - Mr James William Collier - Removal of the redundant chimney stack and tile over the gap that is left behind - Abbotsleigh Strang Road Union Mills

It was **unanimously resolved** that the Commissioners wished to make an objection to the following Planning Applications

- PA13 00843 C - Mr and Mrs N Taverner - Use of two rooms within the house for a part-time therapy business - Body Talk Isle of Man - Ballawyllin Farm East Baldwin IM4 5ER. *The Commissioners were concerned over the amount of traffic that the business would create especially as it positioned on a narrow B road. They question whether it complies with GP3 in terms of zoning for the type of business envisaged, and also the only vehicular access would be by private car and this may conflict with both SP10 and CP6 .*

13/217

**Planning Approvals**

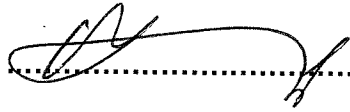
It was **unanimously resolved** to note the following Planning Approvals

- PA13 00376 B - Mr Roger Leece - Conversion of existing out building into a dwelling - Riversdale Strang Road Union Mills
- PA13 000386 B - Mr Gary Blackburn - Erection of seventeen general industrial units with associated external works including storm and foul drainage systems, to include modifications to site entrance off Peel Road - Land adjacent to BCS House Peel Road
- 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 Union Mills
- PA13 00726 REM - Manx Telecom Holdings Ltd - Reserved Matters Application for conversion and extension of existing stores/maintenance building to create a web hosting centre Phases 1&2 - Greenhill Communications Centre IoM Business Park

CHAIRMAN'S INITIALS

	<ul style="list-style-type: none"> <li>• PA13 00749 B - Mr and Mrs B Woodard - Alterations and extension to dwelling (comprising amendments to PA13 00399 B) - Beaconsfield cottage Richmond Hill Braddan IM4 1JG</li> <li>• PA13 00786 B - Mr and Mrs Alan Townsend - Erection of an extension to replace existing conservatory - Wegberg 2 Cronk Drine Union Mills IM4 4NG</li> <li>• PA13 00794 B - Mr Timmy Collins - Alterations, erection of a two storey extension and installation or replacement windows to dwelling - Greystones Main Road Union Mills IM4 4AG</li> <li>• PA13 00801 B - Mr Paul Thomas Smith - Roofing works to existing conservatory - 35 Hollin Bank Braddan IM4 4TT</li> <li>• PA13 00802 B - Mr Alistair Gillespie - Installation of replacement conservatory roof - 11 Hollin Lane Cronkbourne Braddan</li> <li>• PA13 00803 B - Mr William Van Der Merwe - Roofing works to existing conservatory - 96 Fairways Drive Mount Murray Braddan</li> </ul>
13/218	<p><b>Planning Appeals</b></p> <p>It was <b>unanimously resolved</b> to note the following appeal:</p> <ul style="list-style-type: none"> <li>• PA13 00376 B - Mr Roger Leece - Conversion of existing out building into a dwelling - Riversdale Strang Road Union Mills</li> </ul>
13/219	<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>• Eden Park Developments Ltd - Demolition, removal, grubbing out of all buildings, ancillary structure, drainage, hard standings, pens and sheds that form the Farm House and surrounding complex of sheds and barns</li> <li>• PA13 00552 B - Island Drainage &amp; Groundwork 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</li> <li>• PA13 00892 B - Eden Park Developments Ltd - Erection of two sets of advertising and directional signage - Cooil Road Braddan</li> </ul>
	<p><b>Section 2</b></p>
13/220	<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) Schedule of Arrears</li> <li>ii) Rates - Completion Certificates - Supplemental List</li> <li>iii) Notification of Vacating - No 13 Snugborough Avenue</li> <li>iv) Department of Social Care - Housing Conference 2013 - Working Better Together</li> <li>v) Continental Market</li> </ul>
13/221	<p><b>Date for next meeting</b></p> <p>A date for the next Meeting was set for 2pm on Thursday 10<sup>th</sup> October 2013.</p>

There being no further business, the meeting closed at 16.40 pm.

.....Signed

10/10/13  
.....Date