

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 1.00pm on
Tuesday 19th November 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

13/260	Apologies There were no apologies for absence.
13/261	Declaration of Interest There were no declarations of interest.
13/262	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.
13/263	Deferral of Matters on the Agenda to Private The following items were deferred to a private meeting: <ul style="list-style-type: none"> • Item 7: Tenancy Agreements
13/264	Meeting with Members of the Public There were no questions from members of the public.
13/265	Minutes of Recent Meetings The Minutes of the Meeting held on Thursday 10 th October 2013 were unanimously approved and signed by Chairman as a correct record of the proceedings.
13/266	<p>Matters Arising</p> <p>a) <u>Meeting with Graih : Ref :Minute 13/229a</u> It was unanimously resolved to note that the charity had been handed the keys to two properties to give them an opportunity to organise the properties whilst the tenancy agreements were being sorted out.</p> <p>b) <u>Petition of Doleance of Tel's Limited Ref: Minute 13/229b</u> It was unanimously resolved to note that no further sums of money had been received.</p> <p>c) <u>The Anchor Port Soderick Ref: Minute 13/229c</u> It was unanimously resolved to note that the security of the property was being monitored by a number of different agencies.</p> <p>d) <u>Strang Corner Field – Business Case Ref: Minute 13/229d</u> It was unanimously resolved to note that work on the compilation of the financial information had been completed and discussions were to be held with Treasury to determine if they required any further information prior to it being presented to the Board.</p>

e) Information Technology Failure Ref Minute 13/229e

The Clerk reported that the cost analysis between replacing the server and migrating to the Cloud had been completed and the Cloud proposal had found to be much more expensive.

It was **unanimously resolved** to accept the proposal and costing from Argon, have the new server installed, and submit to the insurers the costs for the initial repair and then replacing the system.

f) Department of Social Care – Invitation to the Housing Policy Recommendations Presentation Ref: Minute 13/234

It was noted that the Chairman, Vice-Chairman and Clerk had attended the presentation on 7th November at Keyll Darree. The Chairman reported that there was a great deal of the report that should be supported, but the recommendation that related to the creation of probably only 5 new regional housing authorities was a concern.

They noted that other Authorities had expressed a similar concern as it appeared to add another tier of administration without any apparent benefit.

However it was **unanimously resolved** to note that the recommendations were to be debated at the new Tynwald siting and there had been an assurance from Mr Robertshaw MHK that all Authorities would be involved in the next phase relating to putting details to the proposals.

g) Proposed car-parking at Ballanowin- Marshall Cryer Ref: Minute 13/235

It was **unanimously resolved** to note that the signage was being prepared to direct users of the skate park to the car park on the Heritage Trail, and no further complaints had been received from the residents.

h) Replacement Windows at 9-16 Jubilee Terrace Ref: Minute 13/239

It was **unanimously resolved** to note that the work had been completed and a report from the installer was to follow.

j) Snugborough Land – Compulsory Purchase Ref: Minute 13/244

The Clerk reported that he had sought advice from the Department of Infrastructure on the process of compulsory purchase, and they had strongly recommended that an advocate be instructed to handle the matter.

The Board also noted that another member of the family had offered to provide more information on the whereabouts of the potential beneficiaries, and this would aid the advocates work.

It was **unanimously resolved** to arrange a meeting with the Department of Social Care before any further steps were taken.

k) Archibald Knox Celebration Ref: Minute 13/245

The Clerk advised that he was now working with Manx National Heritage and the Department of Education to examine ways in which No 39 Cronkbourne Village could be used to showcase the work of Knox.

It was **unanimously resolved** to note the Clerks advice that a degree of work was required to make the property more acceptable, but to await further details of the proposal.

	<p><u>I) Braddan Parish Commissioners – Rebranding Ref: Minute 13/246</u></p> <p>The Clerk presented a revised logo that had been adapted from a design on one of Knox's well known jewellery boxes that had been arranged to look like a letter "B".</p> <p>It was unanimously resolved to accept the new logo and to note that work was progressing with a new website and a press release was to be prepared to be issued just prior to the New Year.</p> <p><u>m) AON Insurance Brokers Ref: Minute 13/256</u></p> <p>The Clerk reported that a meeting had been held with the company to discuss the present policies and whether they needed to be amended.</p> <p>It was noted that the Brokers were unable to fully review the cover without written authority from the Commissioners.</p> <p>It was unanimously resolved to note that, after discussion with the Chairman and Vice Chairman, the Clerk had signed the letter of appointment for a term of 3 years at a rate of £3000 pa. and that the review by AON was to be presented at the next meeting.</p>
13/267	<p>Matters for Consideration from Section 2</p> <p>There were no matters to be brought forward from Section 2.</p>
	<p><u>Section 1:</u></p>
13/268	<p>Cooil Road Safety</p> <p>Careful consideration was given to a report prepared by the Clerk following a meeting he had had with the owners of Robinsons on Cooil Road. They had expressed a number of concerns about Cooil Road including road safety and traffic speed, the lack of street lighting, poor facilities for bus users and the drainage at Cooil Road roundabout.</p> <p>It was unanimously resolved to invite Mr Horsthuis to a meeting to discuss his concerns.</p>
13/269	<p>Cronkbourne – Disposal of Properties</p> <p>The Clerk reported that a meeting had been held with an estate agent who had indicated that the sale of the properties was a viable proposition and he had given some indicative valuations.</p> <p>The Finance Officer reported that following a discussion with the Isle of Man Bank it had been determined that the bank loans were not linked to the properties and if they were sold, the Authority, subject to Treasury approval, could continue to repay the fixed term loan and therefore avoid incurring heavy early repayment penalties.</p> <p>It was unanimously resolved to have an early meeting with DSC to agree a way forward.</p>
13/270	<p>Department of Infrastructure - Provision of Hospitality or Gifts from Public Funds</p> <p>It was unanimously resolved to note the letter from the Department of Infrastructure dated 7th October 2013 which advised that, whilst there was no legislation that specifically covered how Local Authorities deal with gifts and hospitality, it was prudent to ensure that any decisions were clear, transparent,</p>

	open to public scrutiny and within the spirit of the Government Corporate Governance Principles.
13/271	<p>Domestic Waste Charges April 2014</p> <p>It was unanimously resolved to note that, with effect from 1st April 2014, gates fees at the Energy from Waste Plant would increase for domestic waste to £79.50 per tonne, commercial waste increased to £150 per tonne, but a preferential tipping charge of £35 per tonne for wood was to be offered.</p>
13/272	<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"> • 23014 Douglas Corporation- Refuse and kerbside • 23039 G Maginn- Painting and decoration • 23061 Douglas Corporation- Tipping charges • 23062 Douglas Corporation- Civic amenity site • 23130 Lite- Christmas tree
13/273	<p>18 Close Y Lhergy – Kitchen Floor Covering</p> <p>Careful consideration was given to a letter from a tenant who was in dispute with the supplier of flooring that had been installed 7 years previously. After the tenant had complained, the supplier had claimed that the product had failed because the structure of the property had moved.</p> <p>The Commissioners also considered, an email from the supplier which included photographs, and letters from three different engineering or architectural consultants, two of which had been contracted by the Authority.</p> <p>After discussion it was unanimously resolved, in the light of the technical advice, that the fault lay with the installation of the product and not with the structure of the building which was sound, but as a gesture of goodwill they would not pass on their consultant charges to the flooring supplier.</p>
13/274	<p>Isle of Man Bank – Change of Signing Authority</p> <p>It was unanimously resolved to remove Mr Gary Beattie from the list of authorised signatories.</p>
13/275	<p>Proposed Ending of Benefits Paid at Post Offices</p> <p>The Commissioners considered correspondence from the Municipal Association regarding the recent statement from the Department of Social Care that, as a cost saving exercise, they were considering having all benefits and pensions paid into bank accounts and these would no longer be paid in Post Offices.</p> <p>The Commissioners were concerned that this was part of a wider issue of the long term viability of local services, and questioned whether this would be the start of the demise of post offices and other village facilities which are a vital part of the community.</p> <p>It was unanimously resolved to respond to the Municipal Association stating that they were cognisant of the need for major financial savings within central government and understand the reasons behind this proposal but they hoped that central government will work with the Post Office to ensure that sub Post Offices remain viable propositions in local areas.</p>

13/276

Monthly Financial Reports – September 2013

It was **unanimously resolved** to note the monthly reports the Income and expenditure to September 2013:

General Revenue Account

Total Income for period Actual	994,032	
Total Income Estimated for period		1,008,829
Total Expenditure for period Actual	525,289	
Total Expenditure Estimated for period		633,679
Surplus/(Deficit) for period Actual	<u>468,743</u>	-----
Surplus/(Deficit) for period Estimated		375,150

Housing Revenue Account

Total Income for period Actual	399,707	
Total Income Estimated for period		418,836
Total Expenditure for period Actual	441,535	
Total Expenditure Estimated for period		526,592
Surplus (Deficit) for period Actual	<u>(41,829)</u>	-----
Surplus (Deficit) for period Estimated		(107,757)

Deficit on Housing Account to be met by Housing Deficiency Payment by DSC

13/277

The Treasury – 3rd Supplemental List 2013

It was **unanimously resolved** to note the 3rd Supplemental List for 2013 which indicated that there had been a slight reduction of the rateable value from the previous year from 504,603 to 503,810.

13/278

Christmas Celebrations

In line with the established policy of using funds that had in the past paid for a party for the Authority, it was **unanimously resolved** to offer a £100 donation to the following charities, organisations or schools in the Parish to help toward their Christmas party or celebration:

- Braddan, Ballacottier and Kewaigue Primary Schools
- Ballacottier Youth Club
- The KB Club at the Methodist Hall
- All Brownies and Guides groups in the Parish
- Age Isle of Man Friday Lunch Club

13/279

Department of Health – Public Consultation on the Draft Health Care Professionals Bill 2014

It was **unanimously resolved** to note the consultation document but there were no comments made.

19/11/13

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CHAIRMAN'S
INITIALS


13/280	<p>Richard Eric Bregazzi and Charlotte Jane Bregazzi "Boaldwyn" Main Road Union Mills Braddan IM4 4AJ</p> <p>Consideration was given to a letter from the General Registry who wished to issue a "right of way" to the lane at the rear of Maitland Terrace across the Commissioners road that leads to the Memorial Hall car park.</p> <p>It was unanimously resolved to advise the Registry that they had no objection to the proposal.</p>
13/281	<p>Braddan Parish Day – Set Date for 2014 Event</p> <p>It was unanimously resolved to hold the 2014 event on May Bank Holiday, Monday 5th May.</p>
13/282	<p>Rent increase 2014</p> <p>The Commissioners considered a letter from the Department of Social Care seeking their opinion on a rent increase for 2014.</p> <p>It was noted in the email that an increase based on the RPI had been suggested in the light of two major changes and it was unanimously resolved to support this suggestion.</p>
13/283	<p>Land at Vicarage Road</p> <p>The Chairman advised that he had been approached by Mr Hannay a resident of Vicarage Road who questioned why the Commissioners had recently stopped maintaining a grassed area outside his house.</p> <p>The Clerk advised that he thought that the land in question was privately owned but it was unanimously resolved to note that he would investigate the matter and report back to the next meeting.</p>
	<p><u>Planning</u></p>
13/284	<p>Planning Sub-Committee Meeting of October 2013</p> <p>It was unanimously resolved to approve the Minutes of the Sub-Committee held on 11th October 2013 for signature by the Chairman and the following matters noted:</p> <p>Planning Applications</p> <p>It was unanimously resolved that the Commissioners had no objections to the following Planning Applications</p> <ul style="list-style-type: none"> • PA13 91162 B - Mountindale Ltd - Alterations to dwelling including installation of dormers, removal of chimney, installation of additional gable end window and patio doors - Thalia Main Road Union Mills IM4 4ND • PA13 91139 B - Mr Alan Callin - Alterations to dwelling, erection of replacement garage, widen driveway and access onto highway - 19 Ballamillaghyn Estate Mount Rule Braddan • PA13 91137 B - Mr and Mrs Roy and Heather Norman - Erection of extension to replace existing conservatory - Ballaleshin Quines Hill Port Soderick • PA13 91117B - Dandara Commercial Ltd - Erection of 14No industrial and/or warehousing and distribution units (amendment to previous approval PA13 00555B) - Part Field 521895 and site of former Cool Smithy adjacent to Cool Road Braddan

It was **unanimously resolved** that the Commissioners would comment on the following Planning Application:

- PA13 91058 B - Dandara Commercial Ltd - Erection of office building for use as corporate headquarters with car parking and landscaping - Site adjacent to Buchanan BMW and Dandara Head Office Vicarage Rise Isle of Man Business Park.

The Commissioners noted that this application had been presented to its September meeting and passed no comment on the matter.

However, recently matters had been brought to their attention that had caused them concern.

The first issue related to the roadway between the Cooil Road roundabout and the roundabout at Ballacottier estate. It is only a stretch of approximately

250m, but it had not been adopted by the Dol and is in a very poor state of repair. If a further building was built on this site the traffic flow would increase further over this very poor road.

The second issue related to the drainage system. It had been confirmed that both the foul and surface water drainage system was owned by Dandara and had not been adopted for reasons unknown. The surface water should be dealt with by the balancing ponds that lie outside the Royal London and across the road in land formally owned by Roselea Ltd prior to 1991, but it appeared to the Commissioners that this system is not working effectively which accentuates the flooding by the new roundabout recently installed by Dol.

*The Commissioners would respectfully suggest that any planning applications that require use of the roadway or drainage system are refused until such time as both matters are correctly addressed. (*see note below)*

Planning Approvals

It was **unanimously resolved** that the Commissioners would note the following Planning Approvals

- PA13 91042 B - Kirby Estates Ltd - Erection of a detached garage - Kirby View Vicarage Road Braddan
- PA13 90965 B - Mr James William Collier - Removal of a chimney stack - Abbotsleigh Strang Road Union Mills
- PA13 00874 B - Mr Mick Palotas - Alterations and erection of extensions - 72 Cronk Grianagh Estate Braddan

Planning Refusals

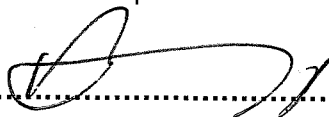
It was **unanimously resolved** that the Commissioners would note the following planning refusal:

- PA13 91041 B - Kirby Estates Ltd - Extensions to domestic curtilage of property and creation of an access drive - Kirby view Vicarage Road Douglas of Detached Dwelling - Lower Ballawyllan East Baldwin

13/285	<p>Matters Arising from the Planning Sub-Committee 18th October 2013</p> <p>The Commissioners were advised that following the planning meeting the Clerk and Chairman had met a representative from Dandara with regard to the Commissioners objection to the application PA13 91058 B.</p> <p>It was unanimously resolved to note that the company had taken steps to resolve the issues with the balancing lake on the south side of Cooil Road, and the condition of the road adjacent to the proposed building, and in the light of this the Chairman had agreed that the objection could be amended to be a comment, thus avoiding a potential Planning Appeal in front of an Inspector.</p>
13/286	<p>Planning Applications</p> <p>It was unanimously resolved that the Commissioners had no objections to the following Planning Applications</p> <ul style="list-style-type: none"> • PA13 91249 B - Mr and Mr J Parys - Demolition of existing workshop and store and erection of new office and workshop on same site together with widening of existing vehicular access and carriage crossing. • PA13 91255 A - Department of Social Care - Housing Division - Erection of two 5 bedroom liked residential units for adults with learning disabilities - Land adjacent of Leece Lodge Cottages Strang Braddan. • PA13 91272 C - Department of Infrastructure - Change of use from market garden to light industrial for the storage of construction materials (retrospective) - Ballakinnish Nurseries Ballakinnish Braddan. • PA13 91283 B - The Children's Centre - Erection of two poly tunnels, two mobile buildings and creation of earthen bank, in conjunction with use of farm as community farm for educational and recreational purposes - Field 524061 Wallberry Farm Braddan • PA13 91291 B - Manx Cancer Help - Alterations, erection of a detached garden room and provision of a handrail to front steps - Old School House Cronkbourne Braddan • PA13 91309 B - Mr Alan Callin - Erection of a Fence (retrospective) - 19 Ballamillaghyn Estate Mount Rule Braddan
13/287	<p>Planning Approvals</p> <p>It was unanimously resolved to note the following Planning Approvals</p> <ul style="list-style-type: none"> • PA13 91137 B - Mr and Mrs R Norman - Erection of extension to replace existing conservatory - Ballaleshin Quines Hill Port Soderick • PA13/91030/B Mr and Mrs Colin Kelly - Demolition of existing outbuilding and erection of a detached agricultural workers dwelling with garage - Ballashamrock Farm Port Soderick. • PA13 91139 B - Mr Alan Callin - Alterations to dwelling, erection of replacement garage, widen driveway and access onto highway - 19 Ballamillaghyn Estate Mount Rule Braddan
13/288	<p>Planning Appeals Against Approvals</p> <p>It was unanimously resolved to note the following appeal:</p> <ul style="list-style-type: none"> • PA13 00386 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 - Peel Road, Land Adjacent to BCS House Peel Road.

13/289	Planning Appeals Against Refusal It was unanimously resolved to note the following appeal: <ul style="list-style-type: none"> • PA13 91041 B - Kirby Estates Ltd - Extensions to domestic curtilage of property and creation of an access drive - Kirby View Vicarage Road
13/290	Planning Correspondence It was unanimously resolved to note the following correspondence: <ul style="list-style-type: none"> • PA13 91137 B - Mr and Mrs Roy and Heather Norman - Proposed conservatory - Ballaleshin Quines Hill Port Soderick • PA13 91117 B - Dandara Commercial Ltd - Erection of fourteen industrial and/or warehousing and distribution units (Amendments to PA13 00555 B) - Adjacent to Cooil Road Braddan • 13 00034 BCD - Hartford Homes Ltd - Demolition of detached dwelling - Ballaveare Old Castletown Road Port Soderick IM4 1BB • 13 00033 BCD - Mr S Wragg - Demolition of detached dwelling - Lower Ballawyllan East Baldwin IM4 5ER • 13 00031 BCD - Hartford Holmes Ltd - Demolition of existing bungalow - Bay View Old Castletown Road Port Soderick
	Section 2
13/291	General Matters It was unanimously resolved that the content of the correspondence detailed in the Agenda relating to the following issues would be noted <ul style="list-style-type: none"> i) Schedule of arrears ii) Rates completion certificates iii) Kitchen Framework Agreements iv) Braddan Parish day 2013 feedback v) IOM Treasury Contract Guarantee Bonds
	Private
13/292	Housing Allocation It was unanimously resolved to issue the tenancy agreements for: <ul style="list-style-type: none"> • 13 Snugborough Avenue • 3 Close y Lhergy • 6 Close y Locker
13/293	Date for next meeting A date for the next Meeting was set for 2pm on Tuesday 17 th December 2013.

There being no further business, the meeting closed at 17.30 pm.

..........Signed

.....17/12/13.....Date