

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 1.00pm on
Thursday 23rd January 2014

In Attendance

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

14/001	<p>Apologies Apologies were received from Mrs Hodge and Mr Slinn who were both off island.</p>
14/002	<p>Declaration of Interest The Clerk and Deputy Clerk declared an interest in Item 13 regarding Pay Awards but the Chairman agreed that they could remain in attendance whilst the matter was discussed.</p>
14/003	<p>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.</p>
14/004	<p>Deferral of Matters on the Agenda to Private The following items were deferred to a private meeting:</p> <ul style="list-style-type: none"> • Item 13: Pay Awards 2013/14 and 2014/15 • Item 14: Housing Waiting List Review
14/005	<p>Meeting with Members of the Public The Chairman welcomed Mr Horsthuis to the meeting who had returned to talk about the balancing pond adjacent to IoM Business Park roundabout.</p> <p>A discussion was held on the principle of the Authority taking ownership of the pond. He was advised that the Authority were prepared to accept the ownership of the drainage pond, subject to a legally enforceable condition or agreement being attached to the planning permission that requires the drainage pond to be transferred to the ownership of the authority. This must be accompanied by a legal agreement with Eden Park Ltd, which ties them and their successors in title, to maintain the pond in perpetuity, at no cost to the authority.</p>
14/006	<p>Minutes of Recent Meetings The Minutes of the Meeting held on Tuesday 17th December 2013 were unanimously approved and signed by Chairman as a correct record of the proceedings.</p>
14/007	<p>Matters Arising</p> <p>a) <u>Meeting with Graih : Ref :Minute 13/301a</u> It was unanimously resolved to note that a tenancy agreement was to be issued for one of the properties.</p> <p>b) <u>Petition of Doleance of Tel's Limited Ref: Minute 13/301b</u> It was unanimously resolved to note that no further money has been received.</p> <p>c) <u>IT Failure ref Minute 13/301c</u> It was unanimously resolved to note that the new server had been installed, and the matter had been fully covered by the Authority's insurance cover.</p>

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CHAIRMAN'S
INITIALS


d) Department of Social Care – Housing Policy Ref: Minute 13/301d

It was **unanimously resolved** that a meeting with the Garff Initiative was awaited.

e) Replacement Windows at 9-16 Jubilee Terrace Ref: Minute 13/301e

It was **unanimously resolved** to note that the report from the installer was still awaited.

f) Snugborough Land – Compulsory Purchase Ref: Minute 13/301f

It was **unanimously resolved** to note that the Department of Social Care required a business case regarding the Authorities desire to buy the land, and that the building specification set for all houses, first time buyers, shared equity or local authority was exactly the same.

g) Archibald Knox Celebration Ref: Minute 13/301g

It was **unanimously resolved** to note that the Clerk was still awaiting further details on when the property would be used and the extent of the project.

h) Braddan Parish Commissioners – Rebranding Ref: Minute 13/301h

It was **unanimously resolved** to note that the rebranding exercise had taken place accompanied by a Press Release and quotes were expected for the creation of a new website.

i) Cronkbourne Village Ref: Minute 13/301i

It was **unanimously resolved** to note that the Department of Social Care had requested a business case in relation to the proposal to sell the properties and urgent attention should be given to the condition of the chimneys on the back row.

j) The Mallards Ref: Minute 13/304

It was **unanimously resolved** to note that it had been confirmed that the owner of the property was Mount Murray Hotel and Country Club Ltd and that a new summons was to be issued for the outstanding £3000 rates debt for 2012/13.

k) Cronkbourne Village Fan Ref: Minute 13/306

It was **unanimously resolved** that no action was required and that the matter had been adequately resolved.

l) DoI Local Authority Attendance Allowance Ref: Minute 13/307

It was **unanimously resolved** to note that other Authorities had decided to implement the new scheme and to provide feedback after a 6 month trial period.

m) ECAS Site Ref: Minute 13/312

It was **unanimously resolved** to note that the Committee was still awaiting further developments on Central Government's proposal to passing the full rental charges of £70k pa to the Committee.

n) Strang Corner Field – Financial Model Ref: Minute 13/316

It was **unanimously resolved** that the completed business case with the full supporting financial analysis of the proposal should be issued to the Commissioners for their detailed consideration.

14/008 Matters for Consideration from Section 2

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

Section 1:**14/009 Ballacottier Meadows**

A letter from a resident was considered regarding the maintenance of the green areas in and around the estate and the need for a road sign that indicates the name of the estate.

It was **unanimously resolved** to note that the Community Warden had arranged for the installation of a sign but had advised the resident that the green areas were actually the

		responsibility of either the Department of Infrastructure or the developer, Heritage Homes.
14/010	Invitations	<p>It was unanimously resolved to note the following invitations</p> <ul style="list-style-type: none"> • Holocaust day- No Commissioners were available • Malew Parish 2nd March- Mr Halsall to attend • Planning: Strategic Plan Review- 23rd January 2014 • Tynwald Garden Party- Chairman to attend
14/011	Braddan Parish Day	<p>Consideration was given to a report from the Community Warden that proposed that, to avoid the sudden last minute withdrawal of participants in the Day, participants should be charged a fee of £40 for a pitch, £20 of which would be refunded, and the remaining £20 given to Charity.</p> <p>It was unanimously resolved to adopt the proposal.</p> <p>The Chairman suggested that the various sections of the Parish , such as Port Soderick and The Baldwins, should be encouraged to have their own stand and moneys raised could be used for specific projects in their area such as benches.</p>
14/012	Asset Valuation Property Valuations- SORP	<p>The Finance Officer advised that further to the Commissioners request for further estimates to undertake the valuations, she had received proposals from Chrystal's, Deanwood and Brett Wood.</p> <p>It was unanimously resolved to accept the lowest proposal of £6600 which had been submitted by Chrystal's.</p>
14/013	Dol Alternative Means of Service Delivery- Municipal Waste Management	<p>It was unanimously resolved to note the consultation document from Mr Wrigley, Head of Waste and that a meeting had been arranged with him on 6th February 2014 to discuss the matter.</p>
14/014	Invoices for Approval	<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"> • 23292 Douglas Corporation • 23296 Douglas Corporation • 23313 Silva Consulting • 23321 Argon Technology • 23327 Tooms Bros (1994) Ltd • 23348 Manx Business Solutions • 23391 MEA • 23401 Silva Consulting Ltd
14/015	Change in bus service	<p>It was unanimously resolved to note a letter of objection from residents from Ashlar Drive which had been sent to Bus Vannin regarding their changes in the service.</p>
14/016	Rates Income Report 2013-14	<p>It was unanimously resolved to note the report of the Finance Officer which showed that of the non-instalment payers only £8685 (3%) remaining outstanding.</p>
14/017	Braddan Parish Commissioners – Estimates 2014-15	<p>It was unanimously resolved to accept the estimates discussed at a previous meeting with the major schemes relating to the tidying up of the Heritage Trail from Braddan Bridge to the Railway Station and the Parish Day.</p>

Whilst considering the rates for the following year the additional waste disposal charges imposed by Central Government, and the greater contributions toward the operating of the Eastern Community Amenity Site were noted.

However bearing in mind the hopeful positive conclusion of the litigation action taken by Mr Charles Lewin, it was **unanimously resolved** to reduce the rate from £2.25 to £2.19 and that a Press Release should be issued.

14/018 Dol Streetlights- Ballafletcher
It was **unanimously resolved** to note the statement from the Department relating to the installation of streetlights in 2005.

14/019 Street lighting Tromode Woods
The Commissioners noted that a resident in the estate had asked if one of the street lights could be set to come on twice a day, both in the evening and the morning.

The MEA advised that the Victorian style fitting in question was controlled by a solar analogue clock in a pillar but that the whole column would need to be changed at a cost of £2200.

After consideration it was **unanimously resolved** that photocells could be fitted in any future light installations but it would not be cost effective to do this at the moment.

Planning

14/020 Planning Applications
It was **unanimously resolved** that the Commissioners had no objections to the following Planning Applications:

- PA13 91479 B - Bravo Foods Limited - Demolition of existing outbuildings and extensions to the original building, refurbish and extend the original building to accommodate a restaurant, bar area, function suite, hotel bedrooms - Formerly The Hop Garden
- PA13 91505 C - Department of Home Affairs - Change of use of existing health care facility to a rehabilitation and resettlement centre together with multi agency offices and welfare facilities Grianagh Court Nobles Hospital Strang
- PA13 91528 - Mr and Mrs Martin Marlow - Erection of 4No Tourist Units with ancillary laundry facilities (retrospective) including part demolition and alterations of adjoining building to provide private garaging - Ard Na Mara House Quines Hill
- PA14 00017 A - Mr and Mrs Terry Lockwood - Approval in principle for erection of a replacement dwelling - White Lodge Main Road Union Mills
- PA14 00018 B - Mr Richard Niven - Erection of a replacement dwelling - Highcliffe East Baldwin

14/021 Planning Approvals
It was **unanimously resolved** to note the following Planning Approvals

- 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 side entrance - Peel Road land adjacent to BCS House
- PA13 91117 B - Dandara Commercial Ltd - Erection of fourteen industrial and/or warehousing and distribution units (Amendments to PA13 00555 B) Part Field 521895 and site of former Cooil Smithy adjacent to Cooil Road
- 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 fencing (retrospective) - 19 Ballamillaghyn Estate Mount Rule Braddan

	<ul style="list-style-type: none"> • PA13 91332 B - Miss Jane Carty - Erection of an extension, terrace and roof terrace to rear elevation of dwelling - Bethsan Strang Road Union Mill IM4 4NP • PA13 91391 C - Little Cherubs Kindergarten Ltd - Change of use from office to a pre-school Nursery - The Old Chapel Main Road Union Mills • PA13 91436 B - Mr and Mrs J Bentley - Erection of a tractor/implement shed - Poyl Breck East Baldwin
14/022	<p>Planning Appeal Against Approvals</p> <p>It was unanimously resolved to note the following appeal against approval:</p> <ul style="list-style-type: none"> • 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 IoM Business Park
14/023	<p>Planning Correspondence</p> <p>It was unanimously resolved to note the following correspondence:</p> <ul style="list-style-type: none"> • PA13 01107 LAW - Mr and Mrs S Edwards - Application to make lawful the occupation of the dwelling by a non-agricultural worker - Southampton Cottage Quines Hill Port Soderick • PA13 91249 B - Mr and Mrs Joseph Parys - Demolition of existing workshop and store and erection of new office and workshop, widening of existing vehicular access - Strang House Strang Crossroads Braddan
	<p>Section 2</p>
14/024	<p>General Matters</p> <p>It was unanimously resolved 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"> Rent Arrears Rates Income Report – Rates Due 2013-14 Rates – Completion Certificates Department of Social Care - Tynwald Approval of the Housing Review Recommendations Department of Infrastructure - Budget setting and future rate borne schemes
	<p>Private</p>
14/025	<p>Staff Pay Awards 2013/14 and 2014/15</p> <p>It was unanimously resolved to approve the 2013/14, and 2014/15 pay awards which were 0.5%, an 2% respectively, in accordance with the staff's contract agreements.</p>
14/026	<p>Housing Waiting List</p> <p>It was unanimously resolved that the following applicants could be returned to the Housing Waiting list, but as they had not returned their renewal forms within the prescribed times, their points for the time on the list would be removed.</p> <ul style="list-style-type: none"> • Applicant 1286 • Applicant 1287
14/027	<p>Date for next meeting</p> <p>A date for the next Meeting was set for Thursday 27th February 2014.</p>

There being no further business, the meeting closed at 16.30 pm.

..........Signed

.....27/2/14.....Date