

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**held in Commissioners Office, Close Corran, Union Mills, Braddan at 1.00pm on**  
**Thursday 27<sup>th</sup> February 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

- 14/028 Apologies**  
 Apologies were received from Mrs Hodge and Mr Slinn who were both off island.
- 14/029 Declaration of Interest**  
 There were no declarations of interest.
- 14/030 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.
- 14/031 Deferral of Matters on the Agenda to Private**  
 The following items were deferred to a private meeting:
- Item 5: Housing Waiting List Review- Appeals
- 14/032 Meeting with Members of the Public**  
 The Chairman welcomed Mr Quayle MHK to the meeting.
- Discussions were held on various matters including the Representation of the Peoples Act, the Freedom of Information Bill consultation, the sewerage charge and why it had been imposed, the consequence of the credit rating of the Isle of Man Government in terms of the consequences on local authority borrowing and finally the potential changes in Departmental membership.
- Mr Quayle was thanked for his attendance and left the meeting at 3pm.
- 14/033 Minutes of Recent Meetings**  
 The Minutes of the Meeting held on Thursday 23<sup>rd</sup> January 2014 were **unanimously approved** and signed by Chairman as a correct record of the proceedings.
- The Minutes of the Planning Sub-Committee held on Friday 14<sup>th</sup> February 2014 were **unanimously approved** and signed by Chairman as a correct record of the proceedings.
- 14/034 Matters Arising**
- a) Petition of Doleance of Tel's Limited Ref: Minute 14/007b**  
 It was **unanimously resolved** to note that no further money had been received.
- b) IT Failure ref Minute 14/007c**  
 It was **unanimously resolved** to note that the new server had been installed, and progress was being made on ironing out any problems.
- c) Department of Social Care – Housing Policy Ref: Minute 14/007d**  
 It was **unanimously resolved** that a meeting with the representatives of the Garff Initiative was awaited.

**d) Replacement Windows at 9-16 Jubilee Terrace Ref: Minute 14/007e**  
It was **unanimously resolved** to note that the report from the installer was still awaited.

**e) Snugborough Land – Compulsory Purchase Ref: Minute 14/007f**  
It was **unanimously resolved** to note that the Clerk was preparing a business case for the purchase of the land.

**f) Archibald Knox Celebration Ref: Minute 14/007g**  
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.

**g) Cronkbourne Village Ref: Minute 14/007i**  
It was **unanimously resolved** to note that the Clerk was preparing a business case for the sale of the properties for consideration by the Department of Social Care.

**h) The Mallards Ref: Minute 14/007j**  
It was **unanimously resolved** to note that the debt had now been paid in full.

**i) Strang Corner Field – Financial Model Ref: Minute 14/007n**  
It was **unanimously resolved** that a special meeting of the full Board was necessary to consider the business case that had been circulated to the Commissioners.

**j) Asset Valuation Property Valuations- SORP Ref: Minute 14/012**  
It was **unanimously resolved** that the Chairman would sign the contract agreement with Chrystal's to undertake the property valuation.

**k) Dol Alternative Means of Service Delivery- Municipal Waste Management Ref : Minute 14/013**  
It was **unanimously resolved** to note a discussion had been held with Mr Wrigley, Head of Waste and that the Clerk was to respond to his consultation document by suggesting that if local authorities worked together they had the ability to manage this matter within the imposition of a new management structure.

**l) Heritage Trail maintenance Ref: Minute 14/017**  
Consideration was given to a proposal that a consultant be appointed to draw up a specification for the work to be done and manage the project.

A fee proposal of £3850 was put forward, but it was **unanimously resolved** to approach Douglas Corporation to determine if they contracted themselves out for this work and at what cost.

**14/035 Matters for Consideration from Section 2**  
There were no matters to be brought forward from Section 2.

**Section 1:**

**14/036 Invitations**  
It was **unanimously resolved** to note the following invitations:

- Ballaugh Civic Service- 2<sup>nd</sup> March- Peter Halsall to attend
- Royal British Legion, Womens Section- County Rally- 24<sup>th</sup> April – Peter Halsall to attend
- Onchan Commissioners Civic Service- 18<sup>th</sup> May 2014- Peter Halsall attend

**14/037 Fixed Term Tenancy**  
It was **unanimously resolved** to note the new 5 year tenancy agreement issued by the Department of Social Care that was to come into effect on 1<sup>st</sup> April 2014.

**14/038 Rates Income Report - Rates Due 2013 – 14**

It was **unanimously resolved** to note the report that showed that as at 31<sup>st</sup> January 2014 only £8937 or 1% of rates of non-instalment payments were outstanding.

**14/039 Invoices for Approval**

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

- 23416 Arden and Druggan
- 23424 Maginn Painters
- 23427 Ridgeway Gas
- 23447 Callin Wild
- 23348 Douglas Corporation
- 23348 Douglas Corporation

**14/040 Consultation - Freedom of Information Bill 2014**

It was **unanimously resolved** to note the consultation document and refer the matter to the following meeting to allow further consideration of the report.

**14/041 Beach Buddies - Pre TT Clean-up & Big Beach Bin**

Consideration was given to a proposal from the charity that the Authority meet the collection charges for an 1100 bin that they intend to locate Port Soderick beach which will give walkers the opportunity to collect rubbish from the beach and deposit it on the way home.

Although there was some hesitance over the proposal due to the potential misuse of the bins, it was **unanimously resolved** to fund the proposal on a six month trial period.

A discussion was held on a proposal to again be involved in a pre-TT course tidy up similar to 2013. It was **unanimously resolved** to participate in the scheme and three key areas were, the TT course from Braddan Bridge to Union Mills, the Braddan Road and Coil Road.

**14/042 Website Design**

It was **unanimously resolved** to accept the quote of £2755 from Mannin Media for the design, development and hosting of a new website.

**14/043 IOM Post - Archibald Knox Stamp Issue**

It was **unanimously resolved** to note the offer from the Post Office for the provision of a framed set of Knox stamps for display at Cronkbourne Village during the Knox celebrations.

**14/044 Memorial Bench - Marine Drive**

Consideration was given to a letter from Mrs Kaneen who asked for permission from the Commissioners to install a memorial bench to her late husband in the Marine Drive area.

It was **unanimously resolved** to grant the permission and to make Mrs Kaneen aware of the sites in the area where concrete plinths were already in place.

**14/045 Approval of General Byelaws**

It was **unanimously resolved** to accept the draft byelaws which would now be passed to Department of Infrastructure who would seek Tynwald approval.

**14/046 Approval of Parking Place Orders**

It was **unanimously resolved** to accept the draft Parking Orders relating to various sites owned by the Commissioners in the Parish and to advertise them in accordance with the Road Traffic Regulations Act 1985.

**14/047 Travel & Attendance Allowance Claims**

It was **unanimously resolved** to note the report of the Finance Officer advising the Commissioners of the revised claims procedure that will come into effect on 1<sup>st</sup> April 2014.

**14/048 Monthly Report – January 2014**

It was **unanimously resolved** to note the monthly report.

**Planning****14/049 Planning Sub-Committee Meeting of 14<sup>th</sup> February 2013**

It was **unanimously resolved** to note the following matters that were agreed at the meeting:

**Planning Applications**

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

- PA14 00064 B - Mr and Mrs James Simpson - Demolition and replacement of existing dwelling - Amendments to PA113 00125 B - Ballacaroon Farm West Baldwin Road Mount Rule
- PA14 00071 B - Geraldine Kingston - Replacement of existing glazed conservatory roof with slate/tiles - Ballaveare Farm Old Castletown Road Port Soderick
- PA14 00073 B - Mr Howard Callow - Replacement of existing glazed conservatory roof with tiles - 10 Ashfield Avenue Union Mills
- PA14 00119 B - Mrs Joyce Rhodes - Erection of a sun lounge extension (retrospective) - The Swallows Quines Hill Port Soderick
- PA14 00122 – Mr & Mrs H Minay – Erection of a garage and sun room extension – Eary Ween, East Baldwin, Braddan
- PA14 00144 – Corlett Sons & Cowley Ltd – Erection of an industrial unit to replace existing structure – Grain store & warehouse, Corletts Yard, Union Mills

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

- PA14 00059 B - Mr and Mrs K Minay - Installation of fencing to dwelling - 39 Hollin Bank Braddan

*Whilst the Commissioners have no issues with the fencing to the rear of the property, they do have a real concern over the visibility issues caused by the proposed fencing at the front. They understand that there are covenants on the land imposed by the developer relating to the hedge heights (which the Commissioners cannot enforce) but this is indicative of the desire of the developer, and they would assume the Planners, to keep the area open. This application contradicts a previous approach to the Commissioners when the applicant objected to the hedge height of a neighbouring property which created a visibility problem.*

- PA14 00068 B - Department of Health - Creation of an over flow car park including an exit only road on to Braddan Road - Land adjacent to Leece Lodge Strang Braddan

*The Commissioners are concerned that the proposal creates a road safety issue and should have been included in the previous planning application for the development at Leece Lodge if that building creates the need for extra parking. They would also like to see the visual impact being properly addressed.*

- PA14 00086 D – Marshall Cryer Architects - Erection of advertising signage - Old School House Cronkbourne Braddan

*The Commissioners response to this application is in two parts. First they have no objection to the triangular sign which displays the names of the three businesses, however they do feel that the separate flat sign is over intensive and may cause visibility problems.*

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

- PA14 0093 D - H Richmond Ltd - Erection of illuminated signage - Land on Roadside and within Riley Garden Centre, Robinsons and Eden Business Park Cooil Road Braddan

*The Commissioners are concerned about the number of signs that the applicant wishes to install. Whilst the map shows that the sightlines will not be affected by Sign C, the photograph with the sign indicated on it, does call that statement into question.*

#### **Planning Approval**

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

- PA13 01107 LAW - Mr and Mrs Simon Edwards - Occupation of the dwelling by a non-agricultural worker - Southampton Cottage Quines Hill Port Soderick
- PA13 91282 B – The Children’s Centre – Erection of 2 polytunnels, 2 mobile buildings & creation of earthen bank in conjunction with use of farm for educational & recreational purposes – Field 524061, Wallberry Farm, Old Castletown Road, Braddan
- PA13 91479 B – Bravo Foods Ltd – Demolition of existing outbuildings & extensions to the original building, refurbish & extend the original building to accommodate a restaurant, bar area, function suite, hotel bedrooms & ancillary accommodation – The Forge, formerly known as The Hop Garden, New Castletown Road, Braddan

#### **Planning Appeal Against Approval**

It was **unanimously resolved** that the Commissioners would note the following Planning Appeal Against Approval

- 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 Braddan

#### **Planning Correspondence**

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

- PA11 01232 B - H Richmond Ltd - Erection of a light industrial development comprising 4 individual buildings providing 24 separate units with parking and landscaping - Field 521919 Land adjacent to Eden Park Cooil Road Cooil 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- withdrawn

**14/050 Planning Applications**

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

- PA14/00198 - Ms C Corkill - Erection of fencing (partial retrospective) - North Lodge, Cronkbourne, Tromode
- PA14/00204 - Department of Infrastructure - Construction of Hazardous Waste Transfer Station – Site adjacent to EfW Facility, Richmond Hill

**14/051 Planning Approvals**

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

- PA13/91041/B Kirby Estates Ltd - Extensions to domestic curtilage of property & creation of access drive - Kirby View, Vicarage Road, Braddan
- PA13/91259 - Mr & Mrs J Parys - Demolition of existing building & erection of office with workshop above & widening of vehicular access & carriage crossing - Workshop/Store, Rear of Strang House, Strang Hill
- PA13/9249 - Mr R Niven - Erection of replacement dwelling - Highcliffe, East Baldwin
- PA14/00017/A - Mr & Mrs T Lockwood - Approval in principle for erection of replacement dwelling - White Lodge, Main Road, Union Mills

**14/052 Planning Refusals**

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

- PA14/00059 - Mr & Mrs K Minay - Installation of fencing to dwelling - 39 Hollin Bank, Tromode Woods

**14/053 Planning Appeal Against Approvals**

It was **unanimously resolved** to note the following appeal against approval:

- PA13/91058 - Dandara Commercial Ltd - Appeal against Approval for erection of office building for use as corporate HQ with parking & landscaping - Site adjacent to Buchanan BMW - IOM Business Park

**14/054 Planning Correspondence**

It was **unanimously resolved** to note the following correspondence:

- PA10/00353/B – Letter from DOI
- PA14/00119/B - Letter from resident

**Section 2****14/055 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. Schedule of Arrears
- ii. Rates-Completion certificates
- iii. BPC Asset valuations
- iv. Consultation- Local Government Audit and Financial Regulations
- v. DoI- Alleged breach of Planning Control- Unit 16a Snugborough
- vi. Dog Warden- MSPCA
- vii. Parish day
- viii. Howard Quayle MHK- Mid-term constituents update
- ix. Water Rates and Sewerage Charge 2014-15

**Private**

**14/056 Housing Waiting List - Appeal for Review of Points**

Careful consideration was given to a letter from Applicant **1287** asking for the return of points for time on the list which had been removed due to the renewal form not being returned in time.

It was **unanimously resolved** to allow the appeal and reinstate the 12 points that had been removed.

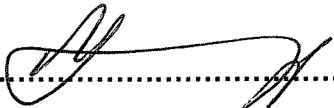
Careful consideration was given to a letter from Applicant **1286** asking for the return of points for time on the list which had been removed due to the renewal form not being returned in time.

It was **unanimously resolved** to not allow the appeal.

**14/057 Date for next meeting**

A date for the next Meeting was set for Thursday 27<sup>th</sup> March 2014.

There being no further business, the meeting closed at 17.00 pm.

..........Signed

..........Date