

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 2.00pm on
Tuesday 29th April 2014

In Attendance

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

- 14/086 Apologies**
Apologies were received from Mrs Hodge who was off island.
- 14/087 Declaration of Interest**
There were no declarations of interest.
- 14/088 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.
- 14/089 Deferral of Matters on the Agenda to Private**
The following items were deferred to a private meeting:
- Item 7 Internal Audit report
 - Item 15 Tenancy agreements
- 14/090 Meeting with Members of the Public**
There were no questions from members of the public.
- 14/091 Minutes of Recent Meetings**
The Minutes of the Meeting held on Thursday 27th March 2014 were **unanimously approved** and signed by Chairman as a correct record of the proceedings subject to an amendment to confirm that Mr Slinn left the meeting at 3.55pm prior to consideration of Item 14/069.
- 14/092 Matters Arising**
- a) Petition of Doleance of Tel's Limited Ref: Minute 14/064a**
It was **unanimously resolved** to note that no further money had been received.
- b) Department of Social Care – Housing Policy Ref: Minute 14/064b**
It was **unanimously resolved** to note that a meeting with the representatives of the Garff Initiative was still awaited.
- c) Replacement Windows at 9-16 Jubilee Terrace Ref: Minute 14/064c**
It was **unanimously resolved** to note that the report from the installer was still awaited and a tenant comments form had been issued.
- d) Archibald Knox Celebration Ref: Minute 14/064d**
The Clerk advised that he was still awaiting further details from the Department of Education. The Chairman comment that it didn't appear that the island in general was committed to raising the profile of Knox on the island and that opportunities were being lost.

It was **unanimously resolved** to note that the Clerk would contact Mr Shimmin MHK at the Department of Economic Development to enquire what commitment the Tourism Section had to this matter.

e) Cronkbourne Village Ref: Minute 14/064e

The draft business case was considered and a discussion was held on the management of the 33 properties, 10 of which were now vacant.

It was **unanimously resolved** that the Clerk would submit the business case as soon as possible, an advert be placed in the local press seeking expressions of interest from developers with regarding to purchasing all or some of the properties and tenants in the village should be offered alternative accommodation as a matter of priority as soon as they became available.

f) Strang Corner Field – Financial Model Ref: Minute 14/064f

It was **unanimously resolved** to note that at the special meeting held on 3rd April 2014 it had been agreed that the business case would be forwarded to the Department of Infrastructure for their consideration.

g) Heritage Trail maintenance Ref: Minute 14/064g

A discussion was held on the plans for the site following the meeting on 3rd April. The Clerk expressed his reservations at attempting to undertake the work using volunteers from the general public, and a debate was held on the matter, which included the Commissioners concerns over consultant and management fees to run the project.

Finally it was **unanimously resolved** to draw up a specification for the work that the Commissioners felt was necessary and to advertise for expressions of interest. The work would be put together in bundles of the various aspects, including the ditching, surfacing the railway station and Bull Road, tidying the canopy and tidying up the decking at the curragh.

The Chairman expressed a concern that the Authority may not have the legal power to do any extensive work on the Heritage Trail stretch from the iron bridge to Braddan Bridge and it was **unanimously resolved** to contact the owners of the land, believed to be IOM Railways or the Department of Infrastructure to ask if they would transfer the land to the Authority and allow the Commissioners to undertake further work.

h) Approval of General Byelaws Ref: Minute 14/064j

It was **unanimously resolved** to note that they had been forwarded to the Department of Infrastructure for their action.

i) Parking Orders Ref: Minute 14/064k

It was **unanimously resolved** to note that the local advert, in accordance with the legislation, would be placed in the press shortly.

j) Business Case for Purchase of Snugborough Farm Ref: Minute 14/067

It was noted that the business case had been submitted and a response from the Housing Section seeking further information had been received on the morning of the meeting.

The Clerk advised the Commissioners of the information that was being sought and they **unanimously resolved** that he would prepare a full response to the questions asked and submit the information to the Department.

k) Zero Waste Mann - Recycling in Braddan Parish - Awareness and Public Education Ref Minute 14/076

It was **unanimously resolved** to accept the fee proposal of £3500 and to issue a letter of appointment.

l)Municipal Association AGM- 22nd May 2014 Ref Minute 14/077

The Clerk advised that he had now booked for the AGM, the catering, Vagabonds RC club house and the guest speaker Mr Kit Gawne whose subject was to be "From Smuggling to the Common Purse- The Long View".

Finally it was **unanimously resolved** that the Authority would nominate Mr Jessopp to be the President of the Association for the forthcoming year.

14/093 Matters for Consideration from Section 2

There were no matters brought forward for consideration from Section 2.

Section 1:

14/094 Housing Invoice Snugborough Avenue

The tenants of the property had questioned the Commissioners as to why they had been charged for the repair to a light unit.

The Clerk confirmed that when the tenants had reported a problem they had been advised that if an electrician was called out, but the problem related to a faulty starter motor or bulb, they would be charged as this was their responsibility,

The tenant requested the electrician and the problem had been found to be a faulty starter motor.

After discussion it was **unanimously resolved** that the charge would stand as this type of repair was the tenant's responsibility.

14/095 Invitations

It was **unanimously resolved** to:

- **Onchan Civic Service: Sunday 18th May:** Mr Halsall to attend
- **The Queen's Birthday Celebration: Wednesday 18th June:** Parish representatives were to be canvassed on Parish Day

14/096 Braddan Property Portfolio

It was **unanimously resolved** to note the document prepared by Chrystal's which valued the Commissioners Housing Stock at £19,054,800 for social housing purposes.

14/097 Braddan Parish Day

It was **unanimously resolved** to note more major contributors to the day which were DLP Ltd, Heritage Homes, Swagelok, Cu-plus Callow and Manx Independent Carriers.

14/098 Dark Skies Tourism

It was **unanimously resolved** to note the letter from Mr Parkin, Astromanx, asking that the Commissioners adopt a policy of installing LED lights for streetlights, and the response that confirmed that this was already the Authority's stated policy.

14/099 Department of Education 14-16 Reform

It was **unanimously resolved** to note the consultation document, but to pass comment to the Department that this issue was not one that was relevant to the function of a local authority.

14/100 Invoices for Approval

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

- 23618 Callin Wild
- 23619 MEA
- 23623 Douglas Corporation
- 23624 Douglas Corporation
- 23627 Moore Stephens
- 23652 Chrystals

14/101 IOM Local Government Superannuation Scheme

Consideration was given to a report from Mr Bolt, Treasurer of the Isle of Man Local Government Superannuation Scheme which advised the Commissioners that the Actuarial Valuation had been completed and the document was available for inspection.

The Commissioners noted that whilst the employees contribution was not to increase, the employers contribution would increase in the following steps:

- 2014/15 to 23%
- 2015/16 to 24%
- 2016/17 to 25%
- 2016/17 to 26%

It was **unanimously resolved** to note the matter but to express their deep concern to Mr Bolt over this increase in costs, and to state that this increase justified their call to have the scheme closed down for new members.

14/102 Defective Verges Snugborough

It was **unanimously resolved** to accept the fee proposal of £2500 from Marshall Cryer to oversee the work, but that the work was to be put out to tender.

14/103 Select Committee on Domestic Rating

It was **unanimously resolved** to respond to the consultation by suggesting that the charge should be based on occupancy, it should be a uniform tax applied to every household on the island, and the money collected should be apportioned to the relevant local authority.

14/104 Parking Issues Cronk Drine

Careful consideration was given to a letter of concern from a resident at Cronk Drine regarding parking in Cronk Drine estate.

Whilst the matter was noted it was **unanimously resolved** that the problems identified and their solutions were the responsibility of the Department Of Infrastructure, and the resident was to be advised accordingly.

14/105 Waste Disposal- Railway Inn

The Commissioners considered a proposal from the hotel that glass recycling bins should be situated outside the property.

It was **unanimously resolved** to advise the property owners that it was not present policy to collect commercial glass waste as it actually costs to remove the articles and no financial gain would be derived from the exercise.

14/106 Ballafletcher Road Street Lighting

Careful consideration was given to a letter from a parishioner who was enquiring if the Commissioners would install street lights the Ballafletcher Road.

It was **unanimously resolved** to advise the parishioner that it is the Commissioners opinion that it is the responsibility of Central Government to install lights on any major arterial roads running through the Parish which included Ballafletcher Road and Cooil Road.

Planning

14/107 Planning Applications

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

- PA14 00351 B - IoM Developments Co. Ltd - Conversion of industrial unit to additionally provide facilities for the preparation, delivery and takeaway sale of hot and cold food, creation of a cafe area and parking - Unit 29 Spring Valley Industrial Estate
- PA14 00352 B - Mr David Maddrell - Proposed construction of 2No detached dwellings with integral garages to replace existing dwelling (Revisions to previously approved PA12 00995 B) - Brambley Cottage 11 Cronk Road Union Mills
- PA14 00355 B - Wardsley Ltd - Creation of external ramped access and doorway to first floor flat - The Railway Inn Main Road Union Mills
- PA14 00356 - Mr and Mrs John Nicholas Bentley - Installation of turbine on river bank and associated works to generate domestic electricity for property - Poyl Breck East Baldwin
- PA14 00381 B - Hartford Homes Ltd - Erection of a replacement dwelling with detached garage and creation of improved vehicular access - Ballaveare Old Castletown Road Port Soderick
- PA14 00388 D - Gar Properties Ltd - Erection of advertising signage on north-east elevation - Marquis House Isle of Man Business Park Braddan
- PA14 00394 D - The Forge - Erection of illuminated advertising signage at vehicular entrance to approved hotel/restaurant development (PA13 9149 B) Mount Murray Braddan.
- PA14 00395 B - The Forge - Erection of a wall near to vehicular access - Mount Murray Braddan
- PA14 00405 B - Little Cherubs Kindergarten - Erection of a log cabin to be used in conjunction with the pre-school nursery - Old Chapel Main Road Union Mills
- PA14 00443 B - Yess Electrical Ltd - External and internal alterations including construction of internal mezzanine floor to create facility to process electrical cable and components lighting design centre and trade counter - Units A1 to A6 Ballapaddag Industrial Estate Braddan

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

PA14 00367 D - Little Cherubs Kindergarten - Erection of illuminated signage - Old Chapel Main Road Union Mills: *The Commissioners felt that the application was in conflict of General Policy 2 in that the sign would adversely affect the amenity of local residents or the character of the locality.*

14/108 Planning Approvals

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

- PA13 91560C - Department of Home Affairs - Change of use of existing health care facility to a rehabilitation and resettlement centre, multi agency offices and welfare facilities - Grianagh Court Nobles Hospital Strang
- PA14 00144 B - Corlett Sons & Cowley - Erection of an industrial unit to replace existing structure - Grain Store and Warehouse Corlett Yard Union Mills

14/109 Planning Refusals

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

- PA13 91528 B - Mr and Mrs Martin Marlow - Erection of four tourist units with ancillary laundry facilities (retrospective) including part demolition and alterations of adjoining building to provide private garaging - Ard Na Mara Quines Hill Braddan
- PA14 00198 B - Miss Christina Corkill - Erection of fencing (partial retrospective) - North Lodge Cronkbourne Braddan

14/110 Planning Appeal Against Refusal

It was **unanimously resolved** to note the following Planning Appeal against refusal:

- PA13 91528 B - Mr and Mrs Marlow - Erection of four tourist units with ancillary laundry facilities (retrospective) including part demolition and alteration of adjoining building to provide private garaging - Ard Na Mara Quines Hill Port Soderick

14/111 Planning Correspondence

It was **unanimously resolved** to note the following Planning Correspondence:

- PA13 91041 B - Kirby Estates Ltd - Extensions to domestic curtilage of property and creation of an access drive - Kirby View vicarage Road Braddan
- PA14 00198 – Miss Christina Corkill - Erection of fencing (partial retrospective) – North Lodge Cronkbourne Braddan

Section 2

14/112 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) Completion Certificates
- ii) Health/Social Welfare Support for Housing
- iii) Rates – 1st Supplement List 2014
- iv) Rates Income Report

14/113 Private Housing

1) Tenancy agreement

It was **unanimously resolved** to issue tenancy agreements to Tenant 441 for property 057 and Tenant 442 for property 161.

14/114 Internal Audit Report

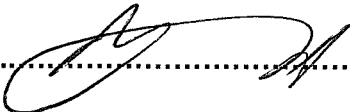
Consideration was given to the final draft document for the 2013/14 Internal Audit.

It was **unanimously resolved** to issue the Management Responses in relation to the various matters that were identified as Risk Areas.

14/115 Date for next meeting

A date for the next Meeting and Annual General was set for Thursday 15th May 2014.

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


Signed
 15/5/14
Date

Handwritten initials