



CHAIRMAN'S INITIALS

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 2pm on
Thursday 25th September 2014

In Attendance

- Mr A Jessopp Chairman
- Mr J Quaye
- Mr C Slinn (part of meeting)
- Mr P Halsall
- Mr J C Whiteway Clerk
- Miss M Radcliffe Deputy Clerk and Finance Officer

14/198

Apologies for absence

Apologies were received from Mrs Hodge.

14/199

Declaration of Interest

Mr Quaye advised that his planning application for an extension to his property was on the agenda for consideration.

The Chairman agreed that Mr Quaye could stay in the meeting but was not able to participate in the decision making process.

14/200

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.

14/201

Deferral of Matters on the Agenda to Private

The following items were deferred to a private meeting:

Item 5 Callin Wild- outstanding sum

Item 17 Tenancy agreements

Item 24 Housing allocations

14/202

Meeting with Members of the Public

a) Mr Terry Stowell- Road traffic speeds Ballaates Road

The Chairman welcomed Mr Stowell to the meeting and a discussion was held on the problems caused by speeding traffic between the entrance to Grianagh Court and Union Mills Football Club where the road was narrow.

Mr Stowell felt that the 30mph limit was still too high, but in the absence of any changes by the DoI, asked if the Commissioners would support him in his campaign to the Department to install some small 30mph repeater signs on posts that were already in position.

The Commissioners supported Mr Stowell's proposal and agreed to investigate the matter further.

Mr Stowell thanked the Commissioners for their assistance and left the meeting.

b) Mrs June Gawne- May Day Celebrations

The Chairman welcomed Mrs Gawne to discuss the clash of dates between the local Brownies and Guides traditional May Bank Holiday celebration, and the Commissioners Parish Day.

Mrs Gawne explained the problems they had experienced earlier in the year when it had been impractical to hold the Maypole on the wet grass at Strang Corner, and the Commissioners explored the options, opportunities and problems associated with joining the celebrations together or continuing them as separate.

The Chairman felt that it would be in both their interests if they held them together and said that they would consider the options.
Mrs Gawne thanked the Commissioners and left the meeting.

Minutes of Recent Meetings
14/203
The Minutes of the Meeting held on Thursday 12th August 2014 were unanimously approved and signed by Chairman as a correct record of the proceedings.

Matters Arising
14/204
a) Petition of Doleance of Tel's Limited Ref: Minute 14/182a
It was unanimously resolved to note that no further sums of money had been received from Tels Ltd.

b) Archibald Knox Celebration Ref: Minute 14/182c
The Clerk advised that, in relation to the opening of the Knox Cottage in Cronkbourne, they had taken the opportunity to join with the Manx National Heritage Open Days project which was to run on two weekends starting 3rd and 10th October.
The Commissioners unanimously resolved to note that the cottage was to be open between 10am and 4pm on Friday 3rd and 10th October and the project was to be publicised in the press and on their Web and Facebook pages.

c) Cronkbourne Village Sale Ref: Minute 14/182g
It was unanimously resolved to note that they were still awaiting feedback from the business case that had been provided to the Department of Health and Social Care.

d) Defective Verges at Snugborough Ref: Minute 14/182i
It was unanimously resolved to note that J Clawson Ltd had been selected to be the contractor for the project and a commencement date was to be advised.

e) Playground Installation Costs Ref: Minute 14/182k
The Clerk advised that they had received an invoice from consultant who had overseen the project. Whilst it had been previously agreed to settle the contractors' debt, there were still some issues about the cost of managing the project.
It was unanimously resolved to release 50% of the consultants invoice and to ask for a meeting with him to clarify certain issues.

Matters for Consideration from Section 2
14/205
There were no matters for consideration from Section 2.

Chairman's Announcement
14/206
The Chairman wished to confirm that at a Hearing in the Appeal Courts on 15th October, Mr Lewin's appeal against the dismissal of his claim for

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damages against the Commissioners had been rejected.
 It was unanimously agreed that a press release was to be issued and an assurance to the ratepayers that the Commissioners would do everything in their powers to recover the costs which exceeded £250,000.

14/207

**Section 1:
 Archibald Knox Museum and Studios**

It was unanimously resolved to note the proposal for Cronkbourne Village to become a craft village and Knox museum, and to seek further details from the proposers with regard to how the project would be funded.

14/208

Barry Curran Motors Ltd - Outstanding Rates

The Finance Officer Company reported that the company had gone into liquidation but there was only £22 outstanding in rates. However whilst the Commissioners were a secured creditor for the General Rates she was unsure about the refuse collection charges which would probably be in the region of £340.00.

It was unanimously resolved to await further updates from the liquidators, Browne, Crane and Co.

14/209

Biosphere Vannin

The Chairman welcomed Mr Peter Longwith from DEFA to the meeting who gave a presentation on the Biosphere Vannin project which is about active conservation of landscapes and wildlife, encouraging responsible development and promoting learning and understanding.

Mr Longwith thanked the Commissioners for their time and left the meeting.

A discussion was held on the matter and it was noted that there was no direct financial commitment to becoming involved in this project and it was unanimously resolved to confirm to Mr Longwith that the Authority would join him in the venture and sign up to the pledge.

The Clerk was to advise him of what schemes the Authority had undertaken or were being planned that would be seen to be adding to the project.

14/210

Invitations

It was unanimously resolved to note the following invitations:
 • Lonan Parish Commissioners Civic Service 5th October - Mr Halsall to attend

14/211

Consultation on the Equality Bill

Consideration was given to the consultation document which related to an Act of Tynwald to deal with the introduction of anti-discrimination laws making it illegal to discriminate on grounds of age, disability, gender, race, religion or sexual orientation.

It was unanimously resolved to defer the matter to the next meeting to give time for a full response.

14/212

Department of Environment, Food and Agriculture - Proposed Restructure of Richmond Hill Consultative Committee
 It was unanimously resolved to note DEFA's problem of staffing the committee and that the next meeting was 3rd November 2014.

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<p>14/213 Department of Health and Social Care – Housing Deficiencies</p> <p>The Commissioners noted a letter from Ms Reeve, the Director of Housing, which advised that the Department was looking to estimate the level of deficiency required for future years. The letter advised that their Finance Officer would be visiting Local Authorities to complete research into the calculation of the deficiency and develop a model for more accurate data in the future.</p> <p>It was unanimously resolved to await the visit.</p>	<p>14/214 Green Waste Collection</p> <p>Consideration was given to a report from the Finance Officer who advised on the annual increased weight of waste during the summer months.</p> <p>On the assumption that this was attributable to green waste, it was suggested that consideration be given to a green waste collection service.</p> <p>The Commissioners agreed with the principle and suggested that investigations take place into placing a skip in an easily accessible public space in the Parish for alternate Saturdays during June and July.</p> <p>It was unanimously resolved to obtain indicative quotes from contractors for the next year and the Finance Officer to report back on whether this initiative would break even on costs.</p>	<p>14/215 Household Waste Audit</p> <p>Consideration was given to the report from Douglas Corporation regarding a household waste audit that had been undertaken on 21st July to 25th July in Douglas and Braddan.</p> <p>The audit was done to assess the efficiency of both the Kerbside Recycling service and Bring Banks system, both of which had experienced reduced usage since July 2010.</p> <p>The Commissioners unanimously resolved to note both the report and the summary which stated that the reduced use was probably due to lack of continued promotion and education.</p>	<p>14/216 No Waste in Braddan Zero Waste Man Campaign</p> <p>The Commissioners noted that the campaign had been launched on Monday 15th September and that the leaflet prepared in conjunction with ZWM had been hand delivered to Braddan residents.</p> <p>A further proposal was to distribute, with the 2015 Business Plan, stickers that could be placed on refuse bins to either give guidance or act as a reminder about what articles could be placed in the bin and what were suitable for recycling.</p> <p>The Commissioners also noted the "Slim your Bin" challenge and the various events, including film nights that had been arranged by ZWM.</p> <p>It was unanimously resolved to approve the expenditure of £1162 for the A5 sized stickers.</p>
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14/217

Local Authority Borrowing Framework Agreement- Department of Infrastructure

A letter from the DoI advising that HSBC had taken over the new borrowing function from the IOM Bank was noted.

In accordance with the Agreement it was **unanimously resolved**:
i) That a bank account or accounts would be opened with HSBC Bank plc ("The Bank") in the name of Braddan Parish Commissioners ("the Commissioners") and the Bank is authorised to:

- a) Pay all cheques and act on any other instructions for payment signed on behalf of the Commissioners by any two persons so authorised overleaf ("the signatory"), whether any account of the Commissioners is in debit or credit;
- b) Deliver any item held on behalf of the Commissioners by the Bank in safe keeping against the written receipt of the signatory;
- c) Accept the signatory as fully empowered to act on behalf of the Commissioners in any other transaction with the Bank; and
- d) Accept John Colin Whiteway as fully empowered on behalf of the Commissioners to enter into an any time(s) and agreement(s) for or relating to electronic and/or telephone banking services of any kind whatsoever ("Services"), and to delegate (including the power to sub delegate) the operation of the Services as set out in the terms and conditions governing the Services and the Commissioners acknowledge that the Bank shall be entitled to act upon all instructions received in respect of the Services until notified otherwise in writing by the Local Authority.

ii) That any debt incurred to the Bank under this authority shall, in absence of written agreement by the Bank to the contrary, be repayable on demand.

iii) That John Colin Whiteway is authorised to supply the Bank as and when necessary with lists of persons who are authorised to sign, give receipts and act on behalf of the Commissioners, and that the Bank may rely upon such lists.

iv) That these resolutions be communicated to the Bank and remain in force until changed by a resolution of the Commissioners and a copy, certified by Chief Executive and the Proper Officer is received by the Bank.

14/218

Parish Day 2015 Volunteers

Further to the earlier meeting with Mrs Gawne, the Commissioners considered the dilemma regarding the clash of dates between the Brownies and Rainbows celebrations and the proposed Parish Day.

The Commissioners decided to continue with the planned Bank Holiday Parish Day but hoped that their offer of help to allow for a joint celebration would be accepted by the Brownies, and they would await feedback.

It was **unanimously resolved** to advise Mrs Gawne accordingly.

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A discussion was then held on the lack of offers of help to organise next year's event and the Commissioners agreed to approach various business contacts to encourage their participation.

14/219

Port Soderick Hall Car Park

The Chairman reported that tenders for the project had been opened in his presence and that the lowest quote had been submitted by Paul Carey and Sons Ltd.

A discussion was then held on a contribution from the Charity toward the upgrade waste water disposal system that was to be installed at a cost of £20,000.

It was unanimously resolved to agree to the appointment of the contractor and with the feeling that the new drainage system which would have a beneficial effect on the hall, the Charity would be approached to seek a contribution of £5000 toward the waste system.

14/220

Rate Arrears Report

It was unanimously resolved to note the Finance Officers report which showed that the debt for 2013/14 stood at £3176, which was predominantly from one property, and the present year debt stood at only £7494.

14/221

Report - Environmental Improvements Tree Planting Drainage and Other Associated Works - Heritage Trail

It was unanimously resolved to note details of the original scheme which was completed on 1996 at a cost of £35000.

14/222

Department of Infrastructure - Port Soderick Walkway

Consideration was given to a letter from the Public Rights of Way Officer who was seeking the Commissioners comments on a proposal to demolish the concrete causeway from Port Soderick promenade leading toward the rocks and former sea lion cages.

The Commissioners noted the fact that the causeway was in a dangerous condition and had been closed for some time, but were unhappy that Central Government had allowed it to get into such a condition.

It was unanimously resolved to respond to the letter stating that they were disappointed that it had been allowed to get into this state and to ask them to look at alternative ways in which it can be kept open and at least retain public access pending sale of the land.

14/223

Invoices for Approval

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

- 24186 - Easthope and Cubbon
- 24224 - D Wood
- 24225 - MacOwen- Collett- place on hold
- 24227 - Douglas Corporation
- 24249 - Douglas Corporation
- 24257 - Marshall Cryer
- 24267 - Callin Wild
- 24281 - Grant Thornton
- 24283 - Manx Utilities
- 24289 - Douglas Corporation

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14/224 Litter Bin Quote
Following an audit of the condition of the litter bins it had been identified that six bins required replacement.
It was noted that a discount was available for larger orders and it was **unanimously resolved** to place an order for 10 bins which provided a further bin free of charge.

14/225 Tree Complaint Farmhill Meadows
Consideration was given to a report from the Community Warden regarding a high hedge complaint from a resident in 26 Clybane Road regarding trees from 46 Farmhill Meadows that he was not able to amicably resolve.
It was **unanimously resolved** that the Community Warden could serve a remedial notice on Mr Hogg the owner of 46 Farmhill Meadows.

14/226 Department of Economic Development - Minerals Act 1986 (As Amended)
It was **unanimously resolved** to note the proposal to issue metalliferous mineral prospecting licences for certain areas of land in Braddan owned by Central Government.

14/227 Christmas Tree and Tree Lights
A discussion was held on the purchase of second large artificial Christmas tree or to return to the previous practice of displaying natural trees.
It was **unanimously resolved** to purchase an artificial tree at a cost of £3700.
Mr Sinn left the meeting at 16.30 but stated for the benefit of the record that he had no objection to Mr Quayle's planning application which was to be heard later in the meeting.

14/228 Legal Aid Update
It was **unanimously resolved** to defer consideration of the consultation document until the next meeting.

14/229 Update on Means Testing for Public Sector Rents
The Commissioners were disappointed to read a letter from the Director of Housing advising that the Department had decided not to proceed with the planned introduction of means testing tenants in April 2015.
It was noted that this change in approach had been occasioned by the apparent lack of legislative power to do so, but this was questioned by the Member for Health and Social Care.
It was **unanimously resolved** to seek an urgent meeting with Mr Quayle MHK

14/230 Internal Audit
It was **unanimously resolved** to note the forthcoming Internal Audit and to ask them to consider the use of Authorities computers and equipment and to playground inspections as areas of risk.

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14/231

Planning Applications

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

- PA14 00979 B - Hartford Homes - Alterations to existing vehicular access onto highway Ballaveare Old Castletown Road Port Soderick
- PA14 00984 B - Hartford Homes Ltd - Creation of field access and alterations to provide vehicular access onto highway - Field 524033 Ballaveare Port Soderick

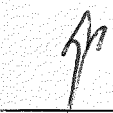
- PA14 00986 B - Dandara Group Head Office - Extension of existing office building to provide additional work space and staff facilities and creation of external seating area - Isle of Man Business Park Coill Road Braddan
- PA14 01023 B - Christina Victoria Corkill - Erection of boundary fence between North Lodge and 14 Hollin Lane (retrospective) - North Lodge Cronkbourne Braddan

- PA14 01035 B - Cu-Plas Callow (IOM) - Alterations and expansion of commercial business into adjacent unit - Unit 18 & 18A Snugborough Trading Estate Union Mills
- PA14 01047 B - Mr and Mrs John Quay - Alterations and extensions to dwelling - Ca' D' Zan The Downs Union Mills
- PA14 01064 B - Mr Sandy Rapson - Erection of sun room extension to south east elevation and car port to north elevation - Crovie House Formerly Ashley House Main Road Union Mills

- PA14 01078 B - Heron & Brearley Ltd - Installation of timber fencing (retrospective) - Boundary of The Horse and Plough Isle of Man Business Park Braddan
- PA14 01092 B - DLP Ltd - Installation of an air filtration system with external induction fan, ducting, filter system housed in container and discharge stack - No 29 Unit K Snugborough Trading Estate
- PA14 01106 REM - Department of Health and Social Care - Reserved Matters Application for construction of a 10 bedroom residential unit for adults with learning disabilities, addressing siting, design, external appearance, internal layout, means of access, landscaping and re-configuring existing parking layout - Land adjacent to Leece Lodge Cottages Strang Braddan

It was **unanimously resolved** that the Commissioners wished to object to the following Planning Application:

- PA14 01048 D - Cubbin & Bregazzi Ltd - Erection of roadside advertising signage - Pascoes Ltd Tromode Works Carrs Road Tromode. The Commissioners feel that the application does not meet General Policies For 8 (depending on whether the area is considered as a village or rural) in that it would be placed on land owned by Pascoes in Braddan but relates to a business that operates from Carrs Lane in Onchan which is some distance away.



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Planning Approvals

It was unanimously resolved to note the following Planning Approvals

- PA14 00801 B - Mr and Mrs John Murphy - Creation of a driveway and vehicular access - Hampton Cottage Quines Hill Port Soderick 1BA
- PA14 00834 B - Royston and Heather Alexandra Norman - Erection of extension to dwelling (amendment to PA13 91137 B comprising removal of side window and installation of flue) - Ballalleshin Quines Hill Port Soderick
- PA14 00851 B - Mr Andrew and Mrs Angela Halsall - Erection of extension to replace existing conservatory and Alterations - Bolyn Mount Rule Douglas
- PA14 00868 B - Mr and Mrs Darren Brogan - Alterations and erection of extension to dwelling - 26 Clybane Road Braddan
- PA14 00871 C - Crossroads Care Isle of Man - Occupy light industrial units and undertake furniture repair, storage and distribution with supporting administrative staff accommodation - Units 5 and 6 Block B Ballapaddag Industrial Estate Braddan
- PA14 00984 B - Hartford Homes Ltd - Creation of field access and alterations to provide vehicular access onto highway - Field 524033 Ballaveare Port Soderick
- PA14 00986 B - Dandara Commercial Ltd - Extension to existing office building to provide additional work space and staff facilities and creation of external seating area - Dandara Group Head Office 10M Business Park Cool Road Braddan

14/233

Planning Appeal against approval

It was unanimously resolved to note the following Planning Appeal against approval

- PA14 00352 B - Mr David Maddrell - Erection of two detached dwellings with integral garages to replace existing dwelling (comprising amendments to PA12 00995 B) - Brambley Cottage 11 Cronk Road Union Mills

14/234

Planning Correspondence

It was unanimously resolved to note the following Planning Correspondence:

- PA14 00689 C - Department of Infrastructure - Change of use of site from a former market garden to use for the storage of construction materials (retrospective) - Ballakinnish Nurseries Ballakinnish Richmond Hill Braddan
- PA14 00829 B - Hartford Homes - Erection of a replacement dwelling with an attached garage (amendments to PA12 01604 B) - Bay View Old Castletown Road Port Soderick
- PA14 00873 B - Little Cherubs Kindergarten - The Old Chapel Main Road Union Mills

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 Signed *[Handwritten Signature]*
 Date *23/10/14*

There being no further business, the meeting closed at 17.58 pm.

14/239 Date for next meeting
 A date for the next Meeting was set for Thursday 23rd October 2014.

A discussion was held on the need to free up four bed properties which were under occupied to accommodate tenants who were over occupied. They noted that a three bed property at Jubilee Terrace was shortly to be available and it was **unanimously resolved** to request tenant 137 to move from Property 146 to the vacant house.

14/238 Housing Allocations
 It was **unanimously resolved** to approve:
 Tenant 121 to move to Property 098

It was **unanimously resolved** to amend the joint tenancy for Property 070.

14/237 Housing Tenancy Agreements
 It was **unanimously resolved** to allocate vacant garages to the following applicants from the list:

- Mrs A Towler
- Mr M Towler
- Ms Y Walton

Therefore, the Commissioners **unanimously resolved** they would further review the decision not to pay the invoice once it became clear whether or not Mr Lewin was going to pay any of the Commissioners' costs.

14/236 Private Callin Wild- outstanding sum
 The Commissioners considered the latest request for payment of the outstanding invoice but noted that although an order awarding costs to the Commissioners had been granted, as of yet, no money had been received from Mr Lewin.

14/235 Section 2 General Matters
 For Noting
 i) Schedule of Arrears
 ii) Rates – Completion Certificates