

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 2pm on
Thursday 23rd October 2014

In Attendance

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

- 14/240 Apologies for absence**
Apologies were received from Mr Slinn and Mr Halsall.
- 14/241 Declaration of Interest**
There were no declarations of interest.
- 14/242 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.
- 14/243 Deferral of Matters on the Agenda to Private**
The following items were deferred to a private meeting:
Item 10 Tenancy agreement
Item 15 Housing- Number of Bedrooms
Item 21 Redundant computers and use of Authority resources
- 14/244 Meeting with Members of the Public**
The Chairman welcomed Mr Quayle MHK to the meeting who gave further information on the rationale behind the delay in the introduction of means testing for rents on local authority housing.

The Chairman thanked Mr Quayle and he left the meeting at 2.30pm.
- 14/245 Minutes of Recent Meetings**
The Minutes of the Meeting held on Thursday 25th September 2014 were **unanimously approved** and signed by Chairman as a correct record of the proceedings.
- 14/246 Matters Arising**
- a) **Speed repeaters Ballaoates Road Ref Minute 14/202a**
The Clerk reported that he had purchased, and had had installed, two repeater 30mph signs.
- b) **Petition of Doleance of Tel's Limited Ref: Minute 14/204a**
It was **unanimously resolved** to note that no further sums of money had been received from Tels Ltd.
- c) **Archibald Knox Celebration Ref: Minute 14/204b**
The Clerk reported that the cottage in Cronkbourne Village had been opened on Friday 3rd and 10th October and had been well attended with on average 10 visitors per hour.

Following the success the Clerk felt that there was scope to open the cottage one last time on a weekend before Christmas, to provide an opportunity for those that had not been able to call in during mid-week.

It was **unanimously resolved** to proceed with the opening on 13th December and to note that the Clerk had been in contact with Mrs Priscilla Lewthwaite to discuss the opportunity to open up a second cottage to display items and information relating to the village.

d) Cronkbourne Village Sale Ref: Minute 14/204c

It was **unanimously resolved** to note that the Department of Health and Social Care had considered the report and requested that the Clerk contact the Value and Asset Management team in Treasury to discuss the matter with them.

e) Playground Installation Costs Ref: Minute 14/204e

The Clerk advised that a recent playground inspection by the "Playground Inspection Company" had questioned the standards of the equipment and it was **unanimously resolved** to defer any further decisions until the inspection report had been fully considered.

f) Parish Day 2015 Volunteers Ref: Minute 14/218

It was **unanimously resolved** to note that there were still no volunteers to assist in planning the day.

g) Christmas Tree and Tree Lights Ref: Minute 14/227

The Clerk reported that since the initial approval to proceed with the purchase, hidden costs had started to appear and he had not proceeded with the purchase.

It was **unanimously resolved** to search for a different artificial tree within the present budget of £3500, and, if that was not possible the purchase should be deferred to the next year.

h) Snugborough Farmhouse Ref: Minute 14/092i

The Clerk reported that on the suggestion of the Department of Health and Social Care he had sought legal advice on whether the compulsory purchase of the land was the only option to obtain this land.

It was **unanimously resolved** to await the legal advice and then discuss a way forward with Treasury's Value and Asset Management team.

14/247 Matters for Consideration from Section 2

There were no matters for consideration from Section 2.

Section 1:

14/248 Conister Bank – Notice of Maturity – Fixed Deposit Account

Consideration was given to a letter from Conister Bank confirming that the Authority's fixed deposit of £309751 was due to mature shortly.

After discussing the options it was **unanimously resolved** to place £300,000 back on deposit for a term of three years with Conister bank, and a further £280,000 presently on an Isle of Man bank current account, to be deposited with Santander for a period of two years.

14/249 Office Disabled Access – Door and Stair lift Quotations

The Clerk reported that following concerns over disabled access to the Boardroom, he had investigated the matter and had identified a suitable stair lift at a cost of £1600.

Concerns had also been expressed about the problems experienced by members of the public accessing the reception via the front door which was very heavy to open. The Clerk advised that the door spring could not be altered as this would allow the door to swing on windy days.

Other options including a mechanical assistance system were considered but after discussion it was **unanimously resolved** to replace the heavy front doors with PVC doors, with closers, at a cost of £1200 and purchase the stair lift at £1600.

14/250 Equality Bill Consultation

It was **unanimously resolved** that the Commissioners had no comments to make on the consultation document.

14/251 Invoices for Approval

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

- 24405 G&R McGinn
- 24406 Manx Utilities
- 24421 Callin Wild
- 24425 Douglas Corporation

14/252 Legal Aid Consultation

A discussion was held on the consultation document and it was felt, in the light of recent experiences, a response should be given.

It was **unanimously resolved** to submit the following comments:

1. More rigorous testing for civil cases should take place as it appeared to be open to abuse especially in terms of the declaration of income.
2. Whilst the Commissioners felt that people with genuine need should not be denied any assistance, applications should only be considered when both the quantum and merits of the case had been considered and therefore the cost effectiveness of the matter can be determined.
3. All applicants should be required to undertake mediation prior to their application being considered.

14/253 Manx Utilities - Proposed Public Lighting (61 Fittings and 7 Columns) Victorian Fitting Upgrades, Various Locations, Braddan

It was **unanimously resolved** that the scheme for new lights would be considered when preparing the estimates for 2015/16 and that the MUA would be asked to calculate the potential savings on running costs if all 61 fittings were LED rather than conventional lights.

14/254 New Driver Proposals – Consultation Paper

It was **unanimously resolved** that the Commissioners had no comments to make on the consultation document.

14/255 River Vale (Prohibition of Waiting) Order 2014

It was **unanimously resolved** to note the Order.

- 14/256 The Isle of Man Woodland Trust – Land**
It was **unanimously resolved** to advise the Trust that whilst the Commissioners supported their intentions to plant trees, unfortunately they had no land to release to them.
- 14/257 Zero Waste Mann and Braddan Commissioners in Partnership**
It was **unanimously resolved** to note the update on the work ZWM had completed to date under the new contract arrangement and approve the proposed kerbside collection satisfaction survey.
- 14/258 Letter from Minister Gawne “Local Services at a Local Level”– Local Authorities – Transfer of Services-**
Consideration was given to a letter from Mr Gawne MHK the Member responsible for the Department of Infrastructure, which put forward for discussion a number of proposals relating to the devolution of certain Central Government functions to local authorities.
- It was **unanimously resolved** to suspend any response pending a meeting of the Municipal Association in the hope that a unified approach from all constituent members could be agreed.
- 14/259 Heritage Trail – Works**
The Chairman reported that only two replies had been received and only one had quoted for all aspects of the contract.
- It was **unanimously resolved** to award the contract to Landscape Design and Management and the contractor was to be asked to produce a staged programme of works.
- 14/260 Future of Unit 41**
A discussion was held on the future use of Unit 41 in the light of an approach from a prospective purchaser. However it was felt that at this stage it was a strategic asset to the organisation in terms of storage for various items of equipment. It also provided some scope for leasing areas out to Douglas Corporation who may require additional space should the Kerbside Collection service expand.
- The Clerk also advised that there was limited dry storage on site and was looking to purchase a shipping container to provide a secure dry area.
- It was **unanimously resolved** that the property was not for sale and the Clerk could purchase a container up to the value of £2000.
- 14/261 Cronkbourne Village- Graih**
It was **unanimously resolved** to defer consideration of the proposal for the Charity to take on a short term lease for a further property, to a later meeting.
- 14/262 Cronkbourne Village - tenant move – rear-terrace**
It was **unanimously resolved** to defer consideration of the proposal for a tenant to move to another property in CBV to a later meeting
- 14/263 Potential Structural Issues - 15 Close-y-Lhergy**
It was **unanimously resolved** to defer consideration of the matter to a later meeting.

- 14/264 Christmas Fayre- Braddan Parish**
It was **unanimously resolved** to defer consideration of the matter to a later meeting.
- 14/265 Placement of recycle bins - Union Mills**
It was **unanimously resolved** to defer consideration of the matter to a later meeting
- 14/266 Deed of Easement - Burnside Cottage Union Mills**
It was **unanimously resolved** to sign the Deed granting the new residents of Burnside Cottage access across the Commissioners land at Maitland Terrace to their property.
- 14/267 Hedge Cutting – The Baldwins**
The Clerk reported that he had had representations from residents of the Baldwins who had expressed concerns over the road surfaces and drainage, fallen leaves and road safety due to the lack of hedge trimming.
- It was **unanimously resolved** to defer consideration of the matter to a later meeting.
- 14/268 Local Authority – Rent Increase Discussion**
Consideration was given to a letter from the Department of Social Care seeking the Commissioners opinion on a proposal from the Council of Ministers to increase the social housing rent by 10% for 2015/16 in the light of the withdrawal of a means testing system.
- After discussion it was **unanimously resolved** that the Commissioners would suggest that, if there were to be a rent increase, it should be in line with inflation or 5%.
- 14/269 Local Government (Members Attendance Allowances)**
The Commissioners considered a letter from the Department of Infrastructure asking for comments on the effectiveness of the new system that had come into operation in April 2014.
- It was **unanimously resolved** to state that the new system was unwieldy, difficult to operate, open to interpretation and suggesting that the Department should revert to the original policy with perhaps an increase in the sessional allowance rate to £50.
- 14/270 Port Soderick Hall Car Park – Contract**
It was **unanimously resolved** to have the contract with Paul Carey and Son signed and sealed.
- 14/271 Refuse and Kerbside Contract**
It was noted that negotiations had commenced with Douglas Corporation regarding the refuse and kerbside contracts. The Clerk reported that Douglas had asked for a proposal from the Commissioners detailing their expectations from any revised arrangement.
- It was **unanimously resolved** to prepare a discussion document but noting that it was possible to extend the present contract for a further year if negotiations were not complete by March 2015.

14/272

Accounts**Financial Statements year ended 31 March 2014**

The Clerk put forward for the Boards consideration, a set of accounts that had been prepared by Grant Thornton under the revised system set down in Isle of Man Statement of Recommended Practice 2007 [SORP] and the provisions of the Audit Act 2006.

It was noted that as at 31st March 2014 the Year End Balance stood at **£187,108** and the General Reserve **£973,626**.

After discussion it was **unanimously resolved** that the Chairman would sign the Letter of Representation.

It was also **unanimously resolved** that the Statement of Internal Control would be signed by the Chairman and Finance Officer.

Finally it was **unanimously resolved** that the Financial Statement for the year ended 31st March 2014 would be signed by the Chairman and Finance Officer and forwarded to the auditors, Grant Thornton, for their final signature.

Planning

14/273

Planning Applications

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

- PA14 01121 B - Mr and Mrs M Cain - Replacement of existing glazed conservatory roof with roof tiles - Mayfield Fairways Drive Mount Murray Braddan
- PA14 01143 TEL - Manx Telecom - Installation of a replacement 12.5m high telecommunications monopole accommodating six antennas within a glass reinforced plastic surround - Manx Telecom Base Station Nobles Hospital Strang Braddan
- PA14 01148 B - Mrs Joan Cox - Alterations and erection of a ground floor extension to replace existing - Flat 1 Mount Rule House Mount Rule Braddan

14/274

Planning Approvals

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

- PA14 00829 - 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 - Variation of condition three of PA13 91391 C to increase the total number of children allowed from nineteen to twenty seven - The Old Chapel Main Road Union Mills
- PA14 00979 B - Hartford Homes Ltd - Alterations to existing vehicular access onto highway - Ballaveare Old Castletown Road Port Soderick
- PA14 01035 B - Cu-Plas Callow (IoM) Ltd - Alterations and expansion of commercial business into adjacent unit - Unit 18 & 18A Snugborough trading Estate Union Mills
- PA14 01047 B - Mr and Mrs John Quaye - Alterations and extensions to Dwelling - Ca' D' Zan The Downs Union Mills IM4 4NQ

- 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
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14/275 Planning Refusals

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

- PA14 01023 - Christina Victoria Corkill - Erection of a boundary fence between North Lodge and 14 Hollin Lane (retrospective) - North Lodge Cronkbourne Braddan
- PA14 01048 D - Cubbin & Bregazzi Ltd - Erection of roadside advertising signage - Pascoes Ltd Tromode Works Carrs Road Tromode

14/276 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

14/277 Planning Appeal Against Refusal

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

- 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.

14/278 Planning Correspondence

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

- PA14 00847 A - Lady Helen Crichton-Stuart - An application for approval in principle for residential development - Plot of Land at Kames Court to East of Hollin Lane

**14/279 Section 2
General Matters**

For Noting

- Schedule of Arrears
- Rates – Completion Certificates

**14/280 Private
Tenancy agreement**

It was **unanimously resolved** that the tenancy agreement for Tenant 098 in Property 98 should be signed and sealed.

14/281

Housing - Number of Bedrooms in each property – List

In the light of need for a large 4 bed property and with the availability of a three bed property in Jubilee Terrace as a transfer house, consideration was given to details of a chart indicating which of the housing stock were under occupied.

It was **unanimously resolved** to write to all tenants in 4 bed properties, or houses that could easily converted from 3 bed for 4 bed, to enquire if they would like to move, offering all the usual incentives, prior to any further decisions on requiring tenants to move.

14/282

Redundant computers - use of Authority resources

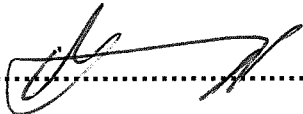
It was **unanimously resolved** to defer consideration of the matter to a later meeting.

14/283

Date for next meeting

A date for the next Meeting was set for Thursday 27th November 2014.

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

..........Signed

.....27 November 2014.....Date

CHAIRMAN'S INITIALS

