

MINUTES OF BRADDAN PARISH COMMISSIONERS
held in Commissioners Office, Close Corran, Union Mills, Braddan at 2pm on
Thursday 26th March 2015

In Attendance

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

- 15/085 Apologies for absence**
 Apologies were received from Mr Slinn
- 15/086 Declaration of Interest**
 There were no declarations of interest.
- 15/087 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.
- 15/088 Deferral of Matters on the Agenda to Private**
 The following items were deferred to a private meeting:
 Item 11: Tenancy agreements
 Item 16: Housing allocation
 Item 17: Garage allocation
- 15/089 Questions from Members of the Public**
 There were no questions from members of the public.
- 15/090 Representatives from Ballacottier School.**
 The Chairman welcomed Mr Partington and Mrs O'Hanlon, teachers at Ballacottier School, to the meeting. They explained that they wished to put forward their case for support from the Commissioners for their project at the school following the Commissioners discussions at their previous meeting.
 Mr Partington gave a presentation and explained for background that Ballacottier was the largest school in the Parish which also housed a well-supported youth club and that there were over 800 school aged children in and around the area.
 He advised that there was limited use of the grassed playing area during winter months and the school was hoping to provide an all year round multi use games area.
 They saw this as a resource for the entire community in the area and that the only other facility in the area, Clybane playground, catered for 4-10 year olds and not older groups.
 He explained the different aspects of the proposal for the purchase and maintenance of an all-weather pitch. He explained that they hoped to install on the grassed playing area a 40m x20m all-weather multi use facility.
 The Commissioners noted that the scheme was to cost £100k and the Education Department had agreed to fund 50%. Mr Partington put forward his case seeking a similar 50% contribution from the Commissioners

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together with a commitment to the long term maintenance and upkeep of the facility.

A discussion was held on the schools efforts to raise funds for the project and Mr Quaye asked if they had considered leasing out the area to help toward its funding.

Mr Partington advised that in terms of fundraising Friends of Ballacottier had taken a stall at Parish Day and were examining other opportunities.

The Chairman thanked them for their attendance and they left the meeting.

After further discussion it was **unanimously resolved** to accept the principle of making a contribution toward such a facility, but it was unlikely to be the full amount of £50k they were seeking, and only after they had demonstrated a concerted effort to raise funds from other sources.

15/091 Minutes of Recent Meetings

The Minutes of a special Meeting held on Thursday 15th January 2015 to consider the estimates were **unanimously approved** and signed by Chairman as a correct record of the proceedings.

The Minutes of the Meeting held on Thursday 26th February 2015 were **unanimously approved** and signed by Chairman as a correct record of the proceedings.

15/092 Matters Arising

a) Potential Structural Issues - 15 Close-y-Lhergy Minute 15/056e

It was **unanimously resolved** to note that the investigations were ongoing.

b) Department of Infrastructure – Pre-Petition – Proposed Development at Strang Corner Field Ref: Minute 15/056f

It was **unanimously resolved** to note that the meeting with Treasury had still not happened and further requests had been made.

c) Memorial Hall – Proposed Upgrade Ref: Minute 15/056i

It was **unanimously resolved** to note that the architect was investigating further options to improve the access and the disabled facilities.

d) Snugborough Farm – Condition Update Ref: Minute 15/056j

The Commissioners **unanimously resolved** to note the Clerk had now traced all the potential beneficiaries but was awaiting some minor details prior to passing the issue back to Callin Wild.

e) 6 and 11 Close Y Lhergy- Marshall Cryer Architects – Ref: Minute 15/056k

It was **unanimously resolved** to note that investigations were continuing into the causes of damp in the bedrooms and a report from the architect was awaited.

f) Future of Cronkbourne Village Ref: Minute 15/060

It was **unanimously resolved** to note that a formal letter would be issued to all the tenants advising them of the Commissioners decision to sell the properties, and the advert asking for expressions of interest for the purchase of the land was to be placed in the paper.

g) Recycling Key Performance Indicators Ref: Minute 15/064

It was **unanimously resolved** to note that a meeting with Douglas Corporation had been requested.

h) Business Plan Objectives Ref: Minute 15/067

The Clerk presented to the Commissioners the final draft of the information leaflet that was to be issued with the rates demands and a copy of design for the fridge magnet giving advice on recyclable items that was also to be issued.

It was **unanimously resolved** to note that work was continuing on the content of the 2015/16 Business Plan.

i) Refuse Contract Negotiations Ref: Minute 15/069

It was **unanimously resolved** to note that a meeting with Douglas Corporation was expected shortly but until an agreement had been reached they were still on notice of termination of contract.

j) Fairy Bridge Middle Farm Ref: Minute 15/074

The Commissioners **unanimously resolved** to note that the land owners, Dandara, would tidy up any future litter problems.

k) Braddan Bags for Life Ref: Minute 15/075

The Clerk reported that a lower quote of £1350 (plus artwork) had been obtained for 1000 bags.

It was **unanimously resolved** to accept the quote and place the order for delivery prior to the Parish day.

15/093 Matters for Consideration from Section 2

There were no matters for consideration from Section 2.

Section 1:**15/094 Cool Road Lights- Manx Utility Authority**

It was **unanimously resolved** to accept the quote of £100,136 from the MUA for the installation of 22 columns on Cool Road.

15/095 Cronkbourne Village and Ballafletcher Road Lights- Manx Utility Authority

It was **unanimously resolved** to accept the quote of £22,121 from the MUA for the installation of 5 columns on Ballafletcher road on the stretch between Tromode Woods and Cronkbourne Village.

15/096 Cycling Strategy – Gates on Heritage Trail

The Clerk put forward for discussion a proposal to install barriers for the Heritage Trail that would protect the area by preventing motorcycles gaining access but still making it easy for cyclists and walkers.

The Commissioners noted the specialist barriers that were available and it was **unanimously resolved** that the Clerk would draw up and cost the provision of an adequate barrier system for the next meeting.

15/097 Family Library Support

The Clerk reported that, as part of the estimates process, a sum of £5000 had been identified as the Authority's potential contribution to the operational cost of the Mobile and Family Library.

After discussion and noting that the facility provided a service to approximately 500 children in Braddan schools as well as adults using the Mobile Library it was **unanimously resolved** to make a payment of £5000 to them, on receipt of an invoice for the service provided.

15/098 Heritage Trail Car Park

The Commissioners noted a report from the Clerk which advised that the condition of them car park had deteriorated due to the large amount of material's that had been deposited for use on the Trail, and that it had been used as a compound for the contractor.

The Clerk advised that maintenance work had been expected to be undertaken within the next 12 months due to general wear and tear, and this merely moved the work forward.

The Commissioners considered two quotes for £4500 and £2500 and it was **unanimously resolved** to appoint Paul Carey Ltd to undertake the work.

15/099 Housing Policy Review Areas

The Clerk reported on the work that was being undertaken by the Department of Social Care on the implementation of the recommendations, approved by Tynwald, of the Tolson report on affordable housing.

He advised that the Department had selected a number of policy areas drawn from the numerous recommendations which were:

- Finance
- Regulation
- Transitional management
- Access and eligibility
- Procurement
- Stock assessment

It was **unanimously resolved** to note the work to date, and that the Department expected to complete the work within the next 5 years.

15/100 Invoices for Approval

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

- 24893 Douglas Corporation
- 24899 J Clawson Ltd
- 24912 Landscape Designs Ltd
- 24966 Paul Carey Ltd
- 24982 Douglas Corporation
- 24983 Douglas Corporation

15/101 Manx Utility Authority – 2015/16 Public Maintenance Contract

It was **unanimously resolved** to accept the annual street lights maintenance contract at a cost of £4116.

15/102 Monthly Reports – December 2014 and January 2015

Consideration was given to the Monthly reports prepared by the Finance Officer which indicated that she expected the Authority to have a surplus of £71,000 at the end of the tax year.

This created a discussion on the large reserves that had built up over the past few years. It was understood that this was due mainly to wishing to have sufficient funds to respond to any potential pay out following litigation against the Authority, and in the hope that the Strang Corner Field project would actually have started by this time.

It was **unanimously resolved** to monitor both matters carefully and draw up a plan for the future management of the reserves when a final course of action on both issues had been reached.

15/103 T2 Street Traders Licence

The Commissioners considered a report from the Community Warden on an application for the placement on the pavement of an advertising board for the food van at Haldane Fishers premises.

It was **unanimously resolved** to agree to the application subject to the applicant providing the requisite information to have their licence issued.

15/104 BPC – Invitations

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

Armed Forces Day 28th June 2015: Mr Jessopp and Mr Halsall to attend
DHSC- Paasivhuas Homes presentation 26th and 27th March

Manx Festival Chorus 16th May 2015: attendance subject to availability

Tynwald Garden Party 5th July 2015: Mr and Mrs Jessopp to attend

15/105 DEFA – Compulsory Micro-chipping of Dogs

The Commissioners considered the consultation document issued by the Department of Food and Agriculture and it was **unanimously resolved** that they wished to make no comment.

15/106 Role, Remit and Operation of the Road Transport Licencing Committee Consultation

The Commissioners considered the consultation document issued by the Department of Infrastructure and it was **unanimously resolved** that they wished to make no comment.

15/107 Consultation on the Reform of Domestic Rates

Consideration was given to the consultation document issued by the IOM Treasury on the proposed domestic rating reform.

The Finance Officer advised that she and the Clerk would be meeting with a representative from the Treasury at a meeting the next day when he was to give a presentation.

It was **unanimously resolved** that a special meeting of the Commissioners would be called for 16th April to consider a response to the issue and the Clerk and Finance Officer would provide a background report.

15/108 Isle of Man Municipal Association - Whitley Council/Public Services Commission

A letter was noted from the Cabinet Office dated 28th August 2015 updating the Authority on the recent developments and changes to the Whitley Council, and the creation of a Public Services Commission.

The Clerk advised that this would affect the staff contracts which use the Civil Service and Whitley Council bodies to determine annual cost of living wage increases.

It was **unanimously resolved** that they would monitor the situation and make any necessary changes to the staffs contracts of employment.

15/109 Department of Infrastructure - Transfer of Services

It was **unanimously resolved** to note a letter from Mr Gawne MHK dated 24th March 2015 updating the Authority on the transfer of services, and that he had proposed to have further meetings with the Authorities on matters including waste management, housing, and administration.

15/110 HSBC Loan Agreement

After discussion on the HSBC loan agreement presently being drawn up by IOM Treasury in relation to variable rate loans it was **unanimously resolved**

1. That there was no requirement to suspend Standing Orders to allow the Authority to enter into the English law governed Agreement.
2. That the Authority has the power to borrow and the purpose for which it will borrow amounts under the Agreement is consistent with the authority in section 51 of the Local Government Act 1985.
3. That it is in the best interests of, and to the advantage and further benefit of the Authority for the Authority to enter into the Agreement and the terms thereof were hereby approved.
4. That ACR Jessopp Chairman, MA Hodge Vice Chairman and JC Whiteway Clerk to the Commissioners are hereby authorised to sign the Agreement and to sign any other documents that may be considered by such signatory necessary or desirable for the purposes of carrying into effect any of the foregoing resolutions or the transactions contemplated thereby; and
5. That the Authority take such steps and execute such further documents as required by the Treasury and/or the Bank in order to give full effect to the Agreement

Planning**15/111 Planning Applications**

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

- PA15 00278 C - Miss Amy Dickinson - Additional use of residential dwelling as a hair salon - 119 Fairways Drive Mount Murray
- PA15 00291 B - Mrs Elizabeth Crookshank - Erection of an extension to rear elevation of dwelling - Hillcrest 2 Cronk Road Union Mills

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

- PA15 00237 D - B&B Furniture Ltd - Erection of non-illuminated signage - Entrance to Snugborough Trading Estate Union Mills. *The Commissioners wish to object to the application as the form is incorrectly completed. The application states that Braddan Commissioners own the land which is not correct. There are a number of points, first the Braddan Commissioners are attempting to obtain the land and investigations and negotiations are taking place on that matter. Second if it does eventually take ownership it would not allow the sign to be erected as it has already facilitated the installation of a large directional sign (as indicated in the application) for the benefit of all businesses in the Industrial Estate. Third if the ownership is clarified and the Commissioners are not able to take possession of it, the Commissioners would object to try and avoid the*

- *potential for the proliferation of signs which is why they facilitated the large directional sign in the first instance. Finally, there is a sign belonging to Lifestyle Furniture on the site that the Commissioners are attempting to have removed. Whilst the business has planning approval it was given erroneously as their application also indicated the Commissioners to be the land owners, which was incorrect, and it is unclear why the Commissioners at that time didn't object because it was, and still is, detrimental to the amenity of the area. In fact, both the application from B&B and Lifestyle Furniture are in contravention of General Policy 8 (a) as they are not directly next to the premises to which they relate, but also, in the Commissioners opinion, both in contravention of General Policy 8 (b) as they would (do) detract from the appearance of the immediate area.*
- PA15 00246 B - Diane Cowley - Erection of fencing (retrospective) - 115 Fairways Drive Mount Murray Braddan. *The Commissioners wish to object to the application as they feel that the fence is too large and overly obtrusive and therefore detrimental to the amenity of the area.*

15/112 Planning Approvals

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

- PA15 00068 B - Mr Tony Green - Erection of a polytunnel - The Old Parsonage East Baldwin
- PA14 01023 - Christina Viktoria Corkill - Erection of boundary fence between North Lodge and 14 Hollin Lane (retrospective)

15/113 Planning Appeal

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

- 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 Cronkbourne Braddan

Section 2

15/114 General Matters

For Noting

- Schedule of Arrears
- Abandoned Vehicle Complaint
- Rates – The Treasury – 1st Supplemental List 2015 and Completion Certificates
- Moore Stephens – Provision of Internal Audit Services

Private

15/115 Tenancy Agreements

It was **unanimously resolved** to sign the following tenancy agreements

- Property 058 to tenant 453
- Property 172 to tenant 375
- Property 072 to tenant 223

15/116 Garage Allocation


It was **unanimously resolved** to sign the following garage tenancies

- Garage 27 to Mr K Bennett
- Garage 2 to Mrs J Armstrong

15/117 Date for next meeting

A date for the next Meeting was set for Thursday 23rd April 2015.

There being no further business, the meeting closed at 17.20 pm.

.....Signed
23 /4/15Date

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