

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2.40pm on Thursday 3 May 2018 following the AGM.

In Attendance

Mr A Jessopp	Chairman
Mr J Quaye	Vice Chairman
Mr N Mellon	
Miss C Corkill	
Mr D Dentith	
Mr J C Whiteway	Clerk
Miss M J Radcliffe	Deputy Clerk

18/174 Apologies for absence

There were no apologies for absence.

18/175 Declaration of Interest

There were no Declarations of Interest.

18/176 Issue of Summons / Agenda

It was noted that all members had received the Summons/Agenda at least three clear days before the date of the meeting.

18/177 Deferral of Matters on the Agenda to Private

There were no matters deferred to Private.

18/178 Questions from the Public

There were no questions from the Public.

18/179 Minutes of Recent Meetings

The Minutes of the Public Meeting held on Thursday 19 April 2018 were unanimously approved as a correct record of proceedings.

18/180 Matters Arising**a) Cronk Grianagh Park Master Plan: Minute 18/156 (a)**

The Clerk asked if the Board wished to wait before a full scheme was drawn up or whether they would like to proceed with some of the small aspects, such as the viewing gallery and pathway around the park.

After discussion, it was **unanimously resolved** to delay any further works to the park until a decision is made on Strang Corner Field.

b) Road Sweeping – Proposed Schedule and Quotation – Minute 18/156 (c)

The Clerk advised that the issues of excessive mud on the roads had been considered and an action plan drawn up.

The problem extended to limited areas and totalled 245 metres. Pictures had been taken by the Community Warden.

With these matters addressed, work was commencing from the 14th May and a schedule of works would be published on the Commissioners' website in due course for the benefit of the general public.

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

c) Strang Corner Field – Minute 18/156 (f)

The Clerk reported that the meeting with the accountant had been very useful and had given a useful indication of what the Authority's position would be when the tender prices are received.

It was **unanimously resolved** to note that the Architect had advised that he hoped to advertise for expressions of interest from contractors next week.

d) Petition to exchange land at Cronkbourne Village – Minute 18/156 (e)

The Clerk advised that the matter had now moved on at a pace and the signed contract and lease had been passed to the advocate for exchange.

However, the advocate had responded, saying that in her opinion the exchange was unsafe due to the potential loss of £100,000 if the Possessory Title was not completed within six months. The Clerk contacted the purchaser and discussed the situation. It was agreed with the purchaser that if the Authority worked with the purchaser to facilitate the Possessory Title, the penalty clause would be removed.

The advocate also advised that in her opinion, the lease was defective and created a risk, on the grounds that the Commissioners would be required to pay a high commercial rent if the properties were still occupied by the Authority's tenants after 2 years, and also potentially having to return the properties at a higher level of repair than they were at present.

The Commissioners observed that work was ongoing to vacate the properties as a matter of urgency and that the new flats would probably be completed within 18 months. Also discussions had been held with the purchaser with regard to the standard of the properties on return and how their present condition would be recorded.

The advocate advised that she was not prepared to complete the exchange of contracts without a letter of disclaimer on those points.

After considering the legal advice, the responses to that advice and agreeing that the Clerk would work with Arragon Jaguar Limited to resolve the issue of the Possessory Title, it was **unanimously resolved** to sign the letter of disclaimer and to ask the purchasers for written confirmation of the change in the contract terms.

The disclaimer letter was copied to the advocate and during the meeting it was confirmed that the contract had been exchanged.

It was also noted that work relating to the exchange of land with the Architect's Studio Limited was hoped to be complete soon and the application for Possessory Title was to be submitted as soon as possible with supporting affidavits from Mr Cryer and Miss Radcliffe.

Finally the advocate had asked for £5000 on account and it was **unanimously resolved** to agree the payment.

18/181 e) Union Mills Car Park – Minute 18/172

The Community Warden had been asked about a possible height restriction for the car park next to the Spar Shop and he had advised that the new regulations, when introduced would allow fixed penalty notices to be issued to these larger vehicles over certain weights.

After discussion It was **unanimously resolved** to continue with the investigation

on this matter as parking fines would only be a deterrent if the Warden was around, whilst a barrier would be permanent.

18/182 Matters for Consideration from Section 2

There were no matters for consideration from Section 2.

18/183 Chairman's Announcement

There was no Chairman's Announcement.

Section 1

18/184 Invoices for approval

It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-
6100 – Salaries

18/185 Invitation to Tynwald Garden Party 2018

Consideration was given to an invitation from HE the Lieutenant Governor to attend the annual Tynwald Garden Party.

After discussion, it was **unanimously resolved** that the Vice Chairman, Mr Mellon would attend the Garden Party on behalf of the Board.

18/186 Mona's Queen III Anchor Memorial Service – 29 May 2018

The Commissioners considered an invitation to attend the Port St Mary Commissioners' Mona's Queen III Anchor Memorial Service on 29 May 2018.

After discussion, it was **unanimously resolved** that the Vice Chairman, Mr Mellon would attend the service on behalf of the Board.

18/187 Memorial Hall Charity Collection Boxes – TT & MGP

The Board considered a report from the Housing Officer requesting that the Board nominate their chosen charities for the collection boxes at the Memorial Hall during periods of racing.

It was **unanimously resolved** that the Commissioners would support the Rob Vine Fund and the TT Riders Association this year.

18/188 Jubilee Terrace Roadway

The Board considered a report from the Clerk regarding a quotation he had received to repair the roadway in the ownership of the Authority to the rear of Jubilee Terrace.

It was **unanimously resolved** to progress with the minor repairs to the roadway.

18/189 Millennium Close - bathrooms update

The Commissioners considered a report from the Housing Officer, detailing the progress that had been made in the Millennium Close bathrooms upgrade.

It was **unanimously resolved** to note the content of the report and that the work was progressing ahead of schedule

18/190 Health and Safety at Work

The Clerk advised that a Review of our policies and procedures relating to Health and Safety was required. A quote had been received for the review, training the Community Warden to the recognised standard of NeBosh, training the rest of the staff to IOSH standards and to provide a Health and Safety service to the

Authority.

Whilst there was support for the review and training, there was a concern that the price for the ongoing service was too high.

It was **unanimously resolved** that the Clerk would to speak to other Local Authorities to see if they would share the service and costs, and also to write to the Municipal Association to seek their views on this suggestion.

18/191 Clerk of Works

It was **unanimously resolved** to note that a Clerk of Works had been identified to oversee minor building projects and quotes/fee proposals would be submitted for each scheme.

18/192 Statutory Nuisance – dust

Consideration was given to a report from the Community Warden regarding a complaint he had received from a resident regarding dust that was landing in their garden from a unit in Corlett's Yard Union Mills.

It was **unanimously resolved** to issue a Stop Notice or Abatement Order with immediate effect to prevent further nuisance being caused.

Planning

18/193 Planning Applications

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

- PA18/00379/B – Bodystat Properties Limited – Erection of a building to provide four units for storage (Class 6), commercial, industrial, light industrial (Class 5) use with associated parking and access – Site adjacent to Bodystat Ltd (Ballakaap), Ballafletcher Farm Road, Cronkbourne, Braddan
- PA17/00495/B – Mr & Mrs A Pretorius – Alterations and erection of extensions, installation of dormer and retrospective installation of two flues – Cedar Lodge, Main Road, Union Mills, Braddan, IM4 4LW – AMENDED PLANS
- PA18/00237/B – Mr R Moore – Erection of a detached garage to replace existing – Land adjoining Rivendell, Lhergy Cripperty, Union Mills, Braddan – AMENDED PLANS
- PA18/00411/B – Mr & Mrs J S Marais – Alterations and erection of two storey extension to rear elevation – 121 Fairways Drive, Mount Murray, Braddan, IM4 2JB

18/194 Planning Approvals

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

- PA18/00172/B - Simon And Caroline Dunn - Replacement of existing septic tank with domestic sewage treatment plant - North Star House West Baldwin Isle Of Man IM4 5EZ
- PA18/00142/B - Mr Alan & Mrs Angela Greenhalgh - Erection of a detached three car garage - Ballaveare Old Castletown Road Port Soderick Isle Of Man IM4 1BB

18/195 General Matters

It was **unanimously resolved** to note the following items in Section 2:-

- Eastern Shared Housing Waiting List

18/196 Any Other Business

1. Housing Agreement for the Management of Cronk Grianagh Properties

The Agreement for the management of the 32 Department of Infrastructure properties with effect from 1st May 2018 was duly signed by the Chairman.

Date for Next Meeting

The date for the next meetings were set at:-

2pm on Thursday 17 May 2018

2pm on Thursday 14 June 2018

There being no further business, the meeting ended at 5.15pm

Signed 

Date 17/5/18