

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 12 July 2018.

In Attendance

- Mr A Jessopp Chairman
- Mr N Mellon Vice Chairman
- Miss C Corkill
- Mr J C Whiteway Clerk
- Miss M J Radcliffe Deputy Clerk & Finance Officer

18/246 Apologies for absence

Apologies were received from Mr Dentith and Mr Quaye.

18/247 Declaration of Interest

There were no Declarations of Interest.

18/248 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.

18/249 Deferral of Matters on the Agenda to Private

Item 2 - Tenancy Agreement for signing – Property 170 & Tenant 523 was deferred to Private.

18/250 Questions from the Public

The time being 2pm, the Chairman welcomed Mr Norris, Mr Kinrade and Mr Kermode from the Save Camlork campaign to the meeting.

The Chairman advised that the Commissioners were against any large scale developments in the parish and whilst they would not object to small scale consolidation around the Strang Crossroads and at the bottom end of Camlork around Union Mills they would object to any development that results in the coalescence of Union Mills and Strang.

The Chairman advised that the Commissioners they would shortly be appointing a Town and Country Planning consultant to assist them in preparing their response to the Draft Plan and the Public Inquiry.

Mr Kinrade stated that one of their concerns was that greenfield were the easy option for developers as it was cheaper to build on greenfield rather than brownfield sites.

The Chairman assured them of the Commissioners support on this matter, thanked the representatives for attending and they left at 2.30 pm

The time being 3.20pm, the Chairman welcomed Mr Bill Shimmins MHK to the meeting.

Various issues were discussed, including:-

- (i) Rates Reform – concern was expressed by the Board about the potential loss of commercial rates, particularly in relation to the Strang Corner Field development. Mr Shimmins offered the Commissioners his assistance in this matter.
- (ii) Area Plan for the East – Mr Shimmin was supportive of some of the Commissioners' thoughts on the plan and he advised he was still



pushing for the development of brownfield sites in the Douglas area , not greenfield. Public engagement was a priority and meetings would be held in due course. The Board agreed to advise Mr Shimmins when the meetings would be held and he confirmed he would participate in a media campaign.

- (iii) Additional powers for the Community Warden – Mr Shimmins advised he would research this matter
- (iv) Waste Strategy – a discussion was held.

18/251 **Minutes of Recent Meetings**

The Minutes of the Public Meeting held on Thursday 14 June 2018 were unanimously approved as a correct record of proceedings.

18/252 **Matters Arising**

a) Leases for Union Mills Football Club – Minute: 18/225

The original documents that not been signed by both parties were produced.

(i) Braddan Parish Commissioners to lease 13.2 acres to Union Mills Football Club

The Clerk advised that this lease had been signed by Union Mills Football Club.

(ii) Department of Health & Social Care to lease 11.3 acres to Braddan Parish Commissioners

The Clerk advised that this lease had been signed by the DHSC.

(iii) Braddan Parish Commissioners sub lease 11.3 acres to Union Mills Football Club

The Clerk advised that this lease had been signed by UMFC.

(iv) Braddan Parish Commissioners sub lease to part of 11.3 acres to Mr G Leece

The Clerk advised that this lease had been signed by Mr Leece.

After discussion it was **unanimously resolved** to contact Mr Beattie and Mr Halsall who had been the Chairman of the Commissioners at the time the documents were signed to arrange to have them completed.

b) Change of Access – Snugborough Farm – Minute: 18/231

The Chairman welcomed Mr Mark Pearce from Ellis Brown Architects to the meeting at 2.30pm.

A discussion took place regarding the proposal to demolish 10 Snugborough Avenue as opposed to building an access road past the Commissioners' Office. On the basis that it would be cost neutral it was **unanimously resolved** to demolish 10 Snugborough Avenue and leave the matter in the hands of the architect to amend the planning application.

The Chairman thanked Mr Pearce for attending the meeting, and the time being 3pm Mr Pearce left.

c) Sale of Unit 41 – Minute: 18/235

The Clerk advised that two sealed bids had been received and opened by the Chairman, these being:-

Cedar Developments Ltd - £156,500
David Crowe Plant Hire Ltd - £161,000

Discussion took place, and it was **unanimously resolved** to sell Unit 41 to David Crowe Plant Hire Ltd and to advertise the Petition in the local press.

- 18/253 Matters for Consideration from Section 2**
There were no matters for consideration from Section 2.
- 18/254 Chairman's Announcement**
There was no Chairman's Announcement.
- 18/255 Section 1**
Invoices for approval
It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-
3792 – Department of Infrastructure
Various – Power Cleaning Services
3775 – Quest Landscape Services
3773 – D G Wood Garden Maintenance
3849 – Douglas Borough Council
3836 – Ellis Brown
3508 – Manx Utilities
3848 – Manx Utilities
- 18/256 Trees & High Hedges Complaint**
The Commissioners considered a report from the Community Warden, in relation to a dispute between two parties in relation to neighbours' trees damaging the other party's wall.

It was **unanimously resolved** that as this was a civil matter and did not fall within the remit of the Trees and High Hedges Act, the Board would simply note the content of the Report.
- 18/257 Rates Reform**
The Commissioners considered a report from the Finance Officer in relation to the way rates are collected, the split between commercial and domestic in the light of the recent Tynwald debate and a proposal that Treasury collect all business rates.

It was **unanimously resolved** to note the content of the report which was also passed to Mr Shimmins for his information.
- 18/258 Department of Infrastructure - Mid Rent Pilot Scheme**
The Commissioners considered documentation from the Department of Infrastructure setting out the details of a pilot scheme of a mid rent initiative over the next twelve months.

The rent will be 20% below market rate to allow tenants time to save toward a deposit on the purchase of their own property.

The properties are owned by the Department are in Cronk Cullyn, Colby.

It was **unanimously resolved** to note that the scheme was going ahead.
- 18/259 Freedom of Information (Amendment) Act 2018**
It was **unanimously resolved** to note that the Freedom of Information (Amendment) Act 2018 had received Royal Assent and was awaiting an Appointed Day Order
- 18/260 2019 Poppy Appeal – Street & House to House Collections**
The Commissioners considered a letter from the Royal British Legion Poppy Appeal requesting permission to carry out Street and House to House

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CHAIRMAN'S
INITIALS

Collections from 26 October to 9 November 2019.

It was **unanimously resolved** to grant permission.

18/261 Rates – 2nd Supplemental List

The Commissioners considered a report from the Finance Officer detailing the impact of the latest Supplemental Rates List which is effective from 1st August 2018 and will attract a further £24,200 rate income.

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

18/262 Permission to metal detect – Heritage Trail

Consideration was given to a request from Mr Barton who wished to metal detect between the TT Access Road and the road bridge at Union Mills.

The Clerk advised that the Heritage Trail from the TT Access Road and the Iron Bridge below Millennium Close was not in the Commissioners' ownership.

It was **unanimously resolved** to give permission to Mr Barton to detect on the Commissioners' land, but not on the roadway, just the land either side of the trail.

18/263 ISB Summer Slam – 18 August 2018

The Commissioners considered a report from the Community Warden setting out the details of the event to be held on Saturday 18 August at the Braddan Skate park.

Consideration was given to the request for assistance with funding.

It was **unanimously resolved** to donate up to £1000 to the organisers upon proof of purchase.

Planning

18/264 Planning Applications

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

- PA18/00617/B – Mr D Maddrell – Alterations and extensions to property including extension at ground and first floor levels – Brambley Cottage, 11 Cronk Road, Union Mills, Braddan, IM4 4NJ
- PA18/00631/B – Mr & Mrs Brook – Alterations and replacement of existing glazed conservatory roof with tiles – 3 River Heights, Braddan Hills, Braddan, IM4 4TG
- PA18/00648/B – Cu-Plas Callow (IOM) Ltd – Alterations and formation of a covered loading bay area (amendment to PA17/00632/B) – Unit 18, Snugborough Trading Estate, Union Mills, Braddan, IM4 4LH
- PA18/00655/B – Howden Joinery Properties Ltd – Installation of non illuminated signage – Unit 24, Spring Valley Industrial Estate, Braddan, IM2 2QZ.
- PA18/00651/B – Ms V T James – Widening of existing vehicular access – Wickham House, 106 Fairways Drive, Mount Murray, Braddan, IM4 2JL.
- PA18/00683/B – Mr M McKnight – Enlargement of first floor gable window (retrospective) – 13 Ballamillaghyn Estate, Mount Rule, Braddan, IM4 4HU.

18/265 Planning – Permitted Development (Telecommunications) Order 2012

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

- PA18/00667/TEL – Sure (IOM) Ltd – Installation of telecommunications equipment including a freestanding 12m lattice mast & two antennae mounted on telegraph poles – Nobles Hospital, Strang, Braddan, IM4 4RJ

18/266 Planning Approvals

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

- PA18/00281/D - Jacksons (Isle Of Man) 2015 Ltd - Installation of illuminated signage – Showroom, Motor Mall, Eden Business Park, Braddan, Isle Of Man, IM4 2AZ
- PA18/00328/B - Manx Utilities Authority - Erection of a cycle shelter - Manx Utilities Authority, Ballacottier Headquarters, Isle Of Man Business Park, Braddan, Isle Of Man, IM2 2QZ
- PA18/00318/D - Kings Park Limited - Installation of illuminated signage - Cycle 360, Isle Of Man Business Park, Braddan, Isle Of Man
- PA17/00495/B - Mr Andre & Mrs Michelle Pretorius - Alterations and erection of extensions, installation of dormer and retrospective installation of two flues - Cedar Lodge Main Road Union Mills, Braddan, Isle Of Man, IM4 4LW
- PA18/00448/B - Vagabonds Rugby Club - Installation of four lighting columns - Ballafletcher Sports Pitches, Strang, Braddan, Isle Of Man

18/267 Planning Refusals

- PA18/00038/C - Ian Rigby - Change of use of office space to dental surgery - Skanco Court, Cooil Road, Braddan, Isle Of Man, IM2 2SR
- PA18/00433/C - Mr James Evans - Change of use of plot of land from open space to residential use - Land To Rear Of 53 Clybane Rise, Braddan, Isle Of Man

18/268 Planning Appeals

- PA17/01021/C – Isle of Man Fat Stock Marketing Association Ltd – Change of use of part of upper floor from office use & meeting room to food retail & preparation of food products for retail at the premises – Ballafletcher House, Ballafletcher Farm Road, Cronkbourne, Braddan.

18/269 General Matters

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

- Invitation to Chairman's Reception - Onchan District Commissioners

Private

18/270 Signing of Tenancy Agreement – Property 170 and Tenant 523 to Private

It was **unanimously resolved** to execute the Tenancy Agreement for Property 170 and Tenancy 523.

Any Other Business

There were no matters for discussion.

Date for Next Meeting

The date for the next meeting was set at:-
2pm on Thursday 2 August 2018

There being no further business, the meeting ended at 4.30pm

Signed

Date 2/8/18