

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 17 January 2019.

In Attendance

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

- 19/001 Apologies for absence**
There were no apologies received.
- 19/002 Declaration of Interest**
There were no Declarations of Interest.
- 19/003 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.
- 19/004 Deferral of Matters on the Agenda to Private**
There were no matters deferred to Private.
- 19/005 Questions from the Public**
There were no questions from the Public.
- 19/006 Minutes of Recent Meetings**
The Minutes of the Public Meeting held on Thursday 13 December 2018 were unanimously approved as a correct record of proceedings.
- 19/007 Matters Arising**
- (i) Lease to Union Mills Football Club – Minute – 18/471**
The Clerk advised that the Hospital had further responded asking if the Board would re-consider their decision not to agree to the increase in the lease charges, given the considerable help the Hospital had provided to the club over the past few year.
- The Board felt they were in a difficult situation and varying the terms of the lease would be difficult to defend legally if the Club decided to take the matter to the Rent and Rating Appeal Tribunal.
- It was **unanimously resolved** to regretfully re-affirm their present position to the Hospital
- (ii) Sale of Cronkbourne Village**
It was **unanimously resolved** to note that the Moore family had now received payment for the sale of the road way, all the Commissioners responsibilities had now been met to allow for the completion of the sale, and they now awaited contact from Arragon's legal advisers.
- 19/008 Matters for Consideration from Section 2**
There were no matters for consideration from Section 2.

- 19/009 Chairman's Announcement**
There was no Chairman's Announcement.

Section 1

- 19/010 Invoices for approval**
It was **unanimously resolved** to approve the following invoice in excess of £2k that required the authorisation of the Board:-
4476 – Department of Infrastructure – Tipping Charges – EfW Plant
4471 – Manx Utilities
4502 – D G Wood & Son
4497 – Douglas Borough Council – Road Sweeping
4496 – Douglas Borough Council – Eastern Civic Amenity Site Costs
4413 – Jones Services Limited
4524 – Island Drainage & Groundwork

- 19/011 2019/2020 Public Sector Rents and Allowances**
The Commissioners considered correspondence from Mr Ray Harmer MHK, Minister for the Department of Infrastructure, confirming the increase in Public Sector rents, Administration and Maintenance Allowances for the forthcoming financial year.

It was **unanimously resolved** to note that each of the increases would be 2.1% with effect from 1st April 2019.

- 19/012 Consultation: Periodic rental policy, general needs and sheltered housing**
The Commissioners considered a consultation document from Mr Eric Whitelegg, Head of Housing for the Public Estates and Housing Division, proposing changes to the rental setting process to allow it to be set over a 5 year period rather than an annual review.

Mr Whitelegg had been asked to seek responses on the following proposals

- 1) End the annual rental setting process and instead, to introduce a periodic rental policy
- 2) Link the periodic rental setting process to a recognised inflationary index
- 3) Maintain Treasury approved deficit limits by accelerating and decelerating the Capital Programme
- 4) Only under exceptional and previously agreed circumstance, such as a significant and unforeseen inflationary movement, revert to Local Authorities for their views.

The Commissioners were supportive of the proposals and it was **unanimously resolved** to give the following responses to the survey questions:

- 1 *As a housing provider, do you consider that the rental levy should be considered on an annual basis as it is at present?* **No**
2. *The Department considers that 5 years is an appropriate time for the periodic rental policy as it links to both the term of the Capital Programme and of Fixed Term Tenancy Agreements. Do you agree?* **Yes**
3. *The Departments considers that the index which should be used is the Consumer Price Index (CPI) as this is the index widely used in housing and which seems most appropriate to public sector rental. Do you agree?* **Yes**
4. *The Department considers that maintaining an acceptable and recognised deficiency by accelerating and decelerating the Capital Programme is the fairest way to maintain the policy. Do you agree?* **Yes**
5. *The Department considers that a significant advantage of the periodic rental policy is that once the parameters have been agreed, it should be largely self-*

maintaining, and that therefore, unless previously agreed parameters are exceeded there should be no requirement to consult more than to confirm what the changes in the rental policy will be. Do you agree? Yes

19/013 Staircase – Health and Safety

The Commissioners considered a report from the Community Warden regarding the stair lift in the Commissioners' Office as it had been identified that there was a trip hazard at the top of the stairs and that the spindles, which were flimsy, were being used by people as an aid to climb the stairs.

It was **unanimously resolved** to approve the proposal to extend the landing guard but, to either install a small banister that the chairlift could pass by, or replace the spindles so that they were more robust.

19/014 Skate Park Maintenance

The Commissioners considered a report from the Community Warden in relation to the maintenance of the concrete skate park, together with a specification for the work.

It was **unanimously resolved** to await further feedback from Mr Dentith who had agreed to inspect the area.

19/015 Site Supervisor – Snugborough Farm Project

The Commissioners considered a report from the Clerk regarding the need for a Site Supervisor for the Snugborough Farm development as the Department of Infrastructure had advised that they no longer had any capacity to carry out this function for the Authority, and funding for the post had to be found from outside the money sought from the Petition.

The Clerk advised that, he had pre-emptively advertised the position in the local newspaper and that the closing date for expressions of interest was 23rd January 2019.

It was **unanimously resolved** to await the responses to the advert and then set a date when the Board could interview the candidates.

19/016 Installation of sprinkler system – Strang Corner Field

The Commissioners considered a report from the Clerk in relation to the use of the hall at the proposed Strang Corner Field development following feedback from the Fire and Rescue Service (F&RS).

In summary, the F&RS had stated that if no sprinkler system was installed the hall could only be used for sports related activities.

The Commissioners noted that whilst the potential bulk of the income was based on hiring out for sport, they did want the hall to be multi-use.

They understood the risk involved in a sprinkler system discharging on to a specialist sports floor, and accepted that protective matting would be required to avoid damage if it was to be used by anything other than sports.

They also considered a cheaper sports floor covering but this they felt would not be accepted by many of the sports and could affect the income.

They noted that a sprinkler system would cost £40,000 and protective floor covering possibly £10,000 but the Commissioners felt that safety of the users of the hall was paramount and the sprinkler should be fitted.

It was **unanimously resolved** that the architect should be advised of their decision.

19/017 Area Plan for the East

The Commissioners noted that the public inquiry had been delayed until June 2019 and it was **unanimously resolved** that the Clerk would get further advice from the Cabinet Office regarding the purpose of the Development Brief Templates that had been handed to them..

19/018 Street Lighting – Church View – Braddan Hills

The Commissioners considered a report from the Manx Utility Authority following the approach from a resident in the area asking if they would install lighting in Church View.

The report advised that, three lights would be required in the area, where they should be positioned and an estimated cost of £7500.

The Clerk advised that he had contacted the owners of the properties where the lights would need to be placed, but both had responded stating that did not support the proposal.

In the light of this recent correspondence it was **unanimously resolved** not to progress the scheme, but it was agreed to re-consider if , at some stage in the future, overwhelming support was given to it by the residents.

19/019 HSBC Facility Agreement with the Treasury and Local Authorities dated 27 July 2015

The Commissioners considered a letter from the Interim Chief Financial Officer, IOM Treasury regarding a Draft Deed of Amendment to the original agreement.

The amendment would increase the amount of funding available to local authorities should they seek it. As a party to the original agreement, the Commissioners' consent was being sought.

It was **unanimously resolved** to approve the proposal and to await the draft Deed of Amendment.

At 3pm Mr Dentith left the meeting.

19/020 Rates 2019/2020

The Commissioners considered a report from the Finance Office and after various discussions and agreements **unanimously resolved** to defer the matter to a meeting scheduled for 24th January 2019 to allow for further research to be completed.

19/021 Proposed Meeting re: Policing with Superintendent Maddocks

The Commissioners considered a request from Superintendent Maddocks to meet with the Board to discuss any local issues that the Board may have.

It was **unanimously resolved** to invite Superintendent Maddocks to the meeting set for 24th January 2019.

19/022 Change in Annual Leave Procedure

The Commissioners considered a report from the Clerk regarding a proposal to change the staff's annual leave period from being calculated from the current

January to December and to bring it into line with the accounting year from April to March.

It was **unanimously resolved** to approve the change, subject to discussions with the staff and obtaining their unanimous support.

19/023 Invitation to Annual Civic Service – Malew Parish Commissioners – 3 March 2019

The Commissioners considered an invitation from Malew Parish Commissioners to their Annual Civic Service on 3 March 2019.

It was **unanimously resolved** that at this stage, no Commissioner was able to attend.

19/024 Staff Pay Increase – 2018/2019, 2019/2020 and 2020/2021

The Board considered a report from the Clerk regarding a proposed pay increase for Public Service Staff.

The report set out the history of the calculation process for the cost of living pay awards for the staff, and that at a meeting in June 2018 they had agreed that such increases would be aligned to those of the Public Service Commission.

In the light of the report and in accordance with the Notice issued by the IOM Public Service it was **unanimously resolved** that the award should be 3% for 2018/19, 2.5% for 2019/20 and 2.75% for 2020/21 (including all the caveats contained in that document).

19/025 Cronk Grianagh Park Woodland Management – next phase

The Board considered a report from the R&D Officer regarding the next phase of the management of the park.

Three quotes were received for the work and these were within a range of £4700 to £5520.

After discussion it was **unanimously resolved** to award the contract to Joe Wood.

19/026 Application for Street Traders Licence – Springham Park

The Board considered a report from the Community Warden regarding an application for a Street Traders Licence.

The applicant, who is situated outside B&Q on Cooil Road, wished to move his mobile unit to an area to the rear of B&Q but still in the Spring Valley Industrial Estate.

It was **unanimously resolved** to award the licence for the new position, but it was felt appropriate to advise the management of B&Q that further licences for mobile food stalls were unlikely to be awarded as the area was more than adequately provided for.

Planning

19/027 Planning Applications

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

- PA18/01313/B – Transmann Limited – Alterations & erection of a canopy roof

- extension over loading bay area – The Second Milestone, Transmann Depot, Peel Road, Braddan
- PA18/00768/B – Mr R Cuthbert – Replacement of existing garage roof in order to create flat roof terrace accessed from sun room, installation of flue and amendments to height of wall – Low Wood, Strang Road, Union Mills, Braddan, IM4 4NP – AMENDED PLANS
- PA18/01306/B – Mr P Amott – Erection of extension to side of property and installation of gates to driveway – 171 Fairways Drive, Mount Murray, Braddan, IM4 2JG
- PA19/00010 – SES Satellite Leasing Limited – Extension of existing site including the erection of additional telecommunications equipment, erection of small office and welfare facility for maintenance staff, all with associated ground works, landscaping, fencing and video surveillance poles – Carnane Radio Site Area, Area of Land adjacent to Upper Howe Farm, Old Castletown Road, Braddan.

19/028 Planning Approvals

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

- PA18/01023/B - Manx Utilities Authority - Remediation works to site including demolition of various structures and infilling of excavations back to original ground level - Union Mills Sewage Treatment Works, Snugborough Trading Estate, Union Mills, Braddan.
- PA18/00917/B - Miss Jannette France - Erection of a front porch to replace existing canopy - 10 Ballanawin, Strang, IM4 4NR
- PA18/01060/B - Mr & Mrs James Simpson - Erection of a dwelling with detached garage –Ballacaroon, West Baldwin Road, Mount Rule, Braddan, IM4 4HS
- PA18/01153/B - Swagelok Ltd - Creation of four windows to rear elevation – Factory, Swagelok Ltd, Ballafletcher Road, Cronkbourne, Braddan, IM4 4RA
- PA18/00942/B - Mr Rodney Kelly -Alterations and additions to property including removal of two chimneys, new porch and widening of existing driveway - White Lodge, Main Road, Union Mills, Braddan, IM4 4LW
- PA18/00986/B – Mr Ross Ellis - Installation of 2m high security fencing to the north eastern boundary of car park - Sorting Office, Spring Valley Industrial Estate, Braddan, Isle Of Man, IM2 2AA
- PA18/00988/D - Isle Of Man Development Co Ltd - Erection of new and relocation of existing trading estate directional signage - Spring Valley Trading Estate, Cooil Road, Braddan, Isle Of Man
- PA18/01230/B - Mr Kenneth Halsall - Replacement of existing conservatory roof with a tiled roof - 8 River Walk, Braddan Hills, Isle Of Man, IM4 4TJ
- PA18/01237/B - Mr David Vogel & Mrs Vanina Finocchi - Alterations, erection of rear and first floor extensions, erection of detached garage and removal of existing and creation of new driveway and access - 6 Church View, Braddan, Isle Of Man, IM4 4TF

19/029 Planning Appeals

It was **unanimously resolved** to note the following refusal to the Appeal:-

- PA18/00497/A – Mr P Doyle – Approval in principle for the construction of five dwellings to replace existing workshop and two existing dwellings addressing means of access - Refusal

19/030 General Matters

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

- Shared Eastern Housing Waiting List
- Schedule of Rent Arrears – Weeks 38-40
- Christmas Contributions – Letters of Thanks

- Access to Glenlough Campsite – Heritage Trail - Race Weeks
- Traffic & damage to wall – Coronation Terrace

19/031 Any Other Business

1) Modernisation of domestic and non-domestic rates

Consideration was given to a letter from the Cabinet Office proposing a series of workshops with local authorities to discuss the matter of rate reform.

It was **unanimously resolved** to accept the offer on the condition that the invite had been offered to politicians and not just officers.

2) Junior Board of Commissioners

Mr Mellon tabled the idea of setting up a “Junior” Commissioners meeting involving school children from the Parish, as this proposal had recently received favour with other authorities on the island.

It was **unanimously resolved** that Mr Mellon would investigate the matter further.

3) Motorbikes on Heritage Trail

The Clerk advised that he had received reports and supporting evidence to show that small unlicensed off road motorbikes had been seen on the Heritage Trail and Cronk Grianagh Park.

It was noted that the matter had been referred to the police and it was **unanimously resolved** that, with the approval of the police, the evidence should be displayed on the Commissioners' Facebook page.

19/032 Date for Next Meeting

The date for the next meetings were set at:-

2pm on Thursday 24th January 2019

2pm on Thursday 7th February 2019

There being no further business, the meeting ended at 5.45 pm.

Signed 

Date 24/1/19