

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 15 August 2019.

In Attendance

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

- 19/318 Apologies for absence**
 Apologies for absence were received from Mr Dentith and Mr Mellon.
- 19/319 Declaration of Interest**
 There were no declarations of interest.
- 19/320 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.
- 19/321 Deferral of Matters on the Agenda to Private**
 It was agreed that Item 12, Tenancy Agreement for signing – Property 066 & Tenant 527 would be deferred to a Private meeting.
- 19/322 Questions from the Public**
 At 2.10pm the Chairman welcomed Mr Shimmins MHK to the meeting. Discussions were held on the Area Plan for the East, traffic speeds in the Parish, progress to date on the pedestrian crossings at Braddan School, the Climate Change Task Force, an update on the work that had been done on the Heritage Trail and the traffic lights at the start of the Access Road at the Quarterbridge for pedestrians and cyclists.
- Mr Shimmins left the meeting at 2.40pm.
- 19/323 Minutes of previous Meeting**
 The Minutes of the Meeting held on Thursday 15 July 2019 were **unanimously approved** as a correct record of proceedings.
- 19/324 Matters Arising**
- i) Bus parking – Braddan School: Minute 19/294**
 After a further discussion was held on the matter and it was noted that the only action now available to the Commissioners in relation to reversing the Planning Approval for the parking was a Petition of Doleance.
- It was **unanimously resolved** not to pursue this course of action.
- ii) Decking Close- y Lhergy: Minute 19/296 (i)**
 It was **unanimously resolved** to note that a report on the condition of the decking was awaited.
- 19/325 Matters for Consideration from Section 2**
- i) The Cushag Code**
 The Code was noted by the Commissioners and it was **unanimously resolved** to contact their Weed Maintenance contractor to assess and address the situation.

19/326 Chairman's Announcement
There was no Chairman's Announcement.

19/327 Environmental Issues
(i) It was agreed that the Clerk would contact "the Repair Café" to offer the free use of the Memorial Hall for one of their workshop days.
(ii) The Deputy Clerk advised that an entry would be made into the IOM Newspapers Award for Excellence under the category of Protecting Our Environment for the work that had been done on Pictorial Meadows at the Strang and Ballacottier.

19/328 Mullen Doway – Update
The following matters were discussed:

- i) New lighting costs: a street lighting scheme had not been drawn up prior to the budget being agreed for the scheme. The consultants were asked to produce a scheme in conjunction with Manx Utilities to be considered at the next meeting:
- ii) Tree: the Planning Officer had indicated that he supported the proposal to remove the tree on Peel Road that was in a dangerous condition.
- iii) Heating: Discussions were ongoing about the heating requirements of the flats and conflicting advice was being received from the consultants. A further report was expected for the next meeting.
- iv) Electrical sockets: The cost of electrical sockets was brought to the attention of the project team and a debate took place about the standard of the sockets. The contractor had suggested installing the same sockets they used when undertaking work on the Authority's housing stock called HAGAR, but the consultant suggested a more expensive socket, MK, on the grounds that they would last longer. Given the extra cost involved and the established good standard of the currently used product, whilst described as mid-range, it was agreed to authorise the use of the HAGAR product.
- v) Sub- station -Power requirements: It was noted that Manx Utilities had determined that with the provision of an additional transformer to the sub-station, it would have sufficient power to supply the properties. The cost of the transformer was £20k which was to be paid from the contract contingency fund.

Section 1

19/329 Invoices for approval
It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-

- 5223 – Douglas Borough Council
- 5226 – Chardaid Developments Ltd
- 5227 - Chardaid Developments Ltd
- 5229 – Antony Collis Flooring Ltd
- 5237 – Quest Landscape Services
- 5255 – Grant Thornton Ltd
- 5256 – Department of Infrastructure
- 5150- Joe Doyle
- 5221- Douglas Corporation – recycle boxes
- 5278- Mullen Consulting
- 5287- Chardaid

19/330 Peel Town Commissioners – Invitation to Civic Sunday – 22 September 2019
The Commissioners considered an invitation from the Chairman of Peel Town Commissioners to their Civic Sunday on 22 September.

Unfortunately, no Commissioners were available to attend and it was **unanimously resolved** to advise Peel Commissioners accordingly.

19/331 Reform of the Planning System – Public Consultation in relation to proposed secondary legislation

The Commissioners considered an email from the Planning and Building Directorate, DEFA, regarding a new Public Consultation in relation to proposed secondary legislation

It was **unanimously resolved** to note the correspondence but to invite a representative from DEFA to come and talk about them about the proposal.

19/332 Rent Setting 2019/2020 – Local Authority Housing

Consideration was given to correspondence from the Director of Public Estates and Housing, seeking the Board's views on the rent increase and allowances for the next financial year.

The Commissioners found it to be disappointing that the Department had not progressed the previous year's proposal that the rents would be set for a five year period, due to the lack of co-operation from other Authorities.

After discussion it was **unanimously resolved** to follow the previous year's proposal that the rents should be increased in line with the rate of CPI.

19/333 Mechanical & Electrical Stage I3 Report – Strang Corner Field Development

The Commissioners considered an M&E Stage I3 Report in relation to Strang Corner Field.

The Commissioners noted that tender bids for both the mechanical and electrical sides of the project, had been opened by the Chairman at a meeting on 26th July 2019.

Tenders had been invited from Ardern and Druggan, Brew & Corkill, Gough Electrical, and Stewart Clague Services for the Electrical Services; and Quiggin & Cubbon, Stewart Clague Services and Industrial and Domestic Plumbing and Heating Ltd for Mechanical Services.

The lowest tender for electrical services was Stewart Clague Services and was duly selected.

A discussion was held on the Mechanical bid, and whilst accepting the Stewart Clague Services was the second lowest bid, it was felt the benefits of having the same contractor for both parts of the work, outweighed the difference in price between the lowest tender bid.

It was **unanimously resolved** to award both contracts to Stewart Clague Services.

19/334 Cronk Grianagh Park – Fee Proposal – New toilets & covered canopy

The Commissioners considered a fee proposal from Ellis Brown in relation to a new toilet block and covered seating area in Cronk Grianagh Park.

After discussion on the roofing for the building, it was agreed to progress with a sedum roof. It was also agreed that an exterior water fountain should be included in the scheme.

It was **unanimously resolved** to accept the proposal which represented 10.2% based on a £90,000 construction cost.

It was understood that other fees may be incurred if any other technical input, such as a Planning Supervisor, was required.

19/335 Playground matting refurbishment – additional costs

Consideration was given to a report from the Clerk regarding the recent contract for refurbishing the playground matting and a claim from the contractor for extra costs.

The Clerk identified that some of the additional work claimed, fell outside the original contract specification, whilst other aspects appeared to already be included.

The Clerk stated that work at Clybane relating to steps and a concrete surround, costing £1164 were clearly outside the contract.

Similarly work at Snugborough replacing uneven brick pavements on the roundabout, costing £2500 was also additional work.

However he was uncertain about the claim for wooden edging at Snugborough costing £3375 and tarmac to tidy up the gap at £1950, given that a clause in the contract stated "A firm edging should be initially installed around the perimeter of the area using rubber kerbs, or permanent edging".

After discussion it was **unanimously resolved** to pay all costs excepting the wooden edging and tarmac and to advise the contractor accordingly.

19/336 Acoustics – Memorial Hall

The Commissioners considered a report from the Finance Officer regarding the various options for improving the acoustics in the Memorial Hall.

The Board considered samples provided by Ellis Brown Architects and agreed to accept their recommendation to gradually build up the number of installations to a stage where the acoustics were acceptable.

Prices were requested for the installation of large art panels at either end of the hall, and some "notice board" style panels on the back wall to replace the existing notice board.

They noted that photographs could be superimposed onto the screens and felt that pictures of Union Mills would be preferable.

It was **unanimously resolved** to ask the architect to progress the matter.

19/337 Chief Minister's Tree Planting Initiative

Consideration was given to a letter from the Head of Forestry, Amenity & Lands, DEFA regarding the Chief Minister's five year tree planting initiative that was announced in June 2019.

The Board **unanimously resolved** to seek advice from Prescott Associates who provide advice to the Commissioners on landscaping services.

19/338 Royal Air Forces Association Battle of Britain Concert & Church Service

Consideration was given to an invitation from the Royal Air Forces Association to their Battle of Britain Concert & Church Service on 13 September 2019.

It was **unanimously resolved** to thank the Association for the invitation, but advise that no Commissioners were able to attend due to other commitments.

19/339 Area Plan for the East

The Clerk produced a tabular document identifying items that the Commissioners had submitted as part of their initial written evidence to the Public Inquiry, and the Cabinet Office's response to each item.

They agreed that all further matters relating to Camlork and Braddan Road/ Ballafletcher would be addressed at the roundtable discussions as part of the Inquiry process, or at the presentation of evidence.

The Commissioners had been invited to submit any further evidence or responses to the Cabinet Office by Friday 16th August.

The following further comments were agreed and it was **unanimously resolved** to forward the comments to the Planning Adviser who could construct a document and submit it to the Inquiry Office.

Cabinet Office Ref	Comms comment	Cabinet Office response (summary)	Commissioners further comments
207.3	BM006 Suitable extension for employment land	Should remain as potential housing	The Commissioners feel that there is insufficient need for housing in the East and this case will be made as part of the submission for both Camlork and Ballafletcher land . They do feel that the lower field should be zoned for employment thus allowing for the industrial estate to extend up the hill. If it is evidenced that there is a demand for housing, the higher field may be suitable as a strategic reserve site.
207.4	Change Snugborough Ind Est to housing	Not considered- and possibly not in plan period	Whilst it may be felt that this will not be achieved in the plan period, the Commissioners feel that it is important that the proposal is identified at an early stage and it should not come as a shock when the next review takes place. It is important to stress that the Commissioners are not suggesting that the entire area should be filled with high density housing, but if cleared, it may lend itself to a number of large houses in the countryside. There is an opportunity to use the Litts Site – the former Animal Waste By Products land in East Baldwin (deemed as contaminated land) for a suitable industrial site where there is low traffic movement) to relocate “bad neighbour” businesses from the industrial estate, and an example could be the Manx Gas bottling plant “

207.9	Conservation areas : Mount Rule The Baldwins Oakhill	Cant use the Eastern Plan process to approve conservation area	Environmental Policy 6 in the Strategic Plan states that "the Department will seek to identify and designatewith other Government Departmentslandscapes.....recognised for their national importance, are a focus for environmental enhancement and are given additional protection from unwarranted development " The Commissioners feel that the Area Plan for the East should be used exactly for this purpose
207.11	Park and Ride bottom of Ballahutchin	Need to work with Dol	It is important to the Commissioners that the APE identifies areas of land in the Parish where park and ride facilities can be provided in the future. Pursuing this matter over the next few year could be a fruitless task if the areas that they feel are appropriate are simply rejected because they don't feature on the Plan.
207.12	No mobile phone masts	No evidence of harm	The Commissioners request that CO seek professional advice on this matter.
207.14	Employment development should be proportionate to the size of the village	This is a contradiction to the claim that the Snugborough Trading Estate should all be housing	The Commissioners feel that it is desirable that certain "bad neighbour" businesses from within the Industrial Estate are moved to more appropriate areas of land. The Commissioners long term desire is to have the valley (or at least large amounts) zoned for housing. The area lends itself to larger houses in the countryside similar to those across the valley at River Heights etc. (See also response to 207.4)
	(New item)	Written Statement (Page 124)	Residential Proposal 3 – Groups of houses in the countryside should also include Mount Rule.
Strategic Reserve Release Methodology	(New item)		In reference to BE002 (part) BE006, PIP 7 proposes that under an emergency situation the land known as Ballakennish

PIP 7 .			could be seen as an option for an emergency bailing facility for the Energy from Waste Plan. The Commissioners feel that this is inappropriate use of employment land. It is felt that land adjacent to the incinerator (which includes Middle Park) should be designated for waste services and should be "grey washed" in the Area Plan.
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19/340 Proposed Order & Plans for Spring Valley – No Waiting

The Commissioners considered a draft order and plans for "no waiting" on the Spring Valley Industrial Estate.

It was **unanimously resolved** to support the proposal and advise the Department accordingly.

19/341 Development of Electronic Planning Service – Lezayre Parish Commissioners

Consideration was given to an email from Lezayre Parish Commissioners regarding the future withdrawal of paper copies of planning applications from the Planning Department

It was **unanimously resolved** to note the concerns, recognising that not all local authorities, like they, had the facilities to consider electronic documentation.

19/342 Christmas lights – copper beech tree – Kirk Braddan Church

The Commissioners considered a quotation and options for lighting the copper beech tree at Braddan Church at Christmas.

It was **unanimously resolved** that their favoured option was the larger bulbs which had a five year guarantee, and the Research and Development Officer should progress the scheme.

Planning

19/343 Planning Applications

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

- PA19/00832/B – Mannin Media Ltd - Alterations & installation of four doorways and three roller shutter doors & alteration to building to form four units for Research & Development Light Industrial (Class 5) or Storage & Distribution (Class 6) – Media House, Ballafletcher Road, Cronkbourne, Braddan, IM4 4RA
- PA19/00 Mr B Larsen – Alterations, installation of external doors, roof lights & extension of patio area – Kilkenny Cottage, Colooneys Lane, Cool Braddan, IM4 2AG
- PA19/00859/B – Rebecca Griffin – Additional use of residential property to provide tourist living accommodation – Ballawyllan Beg Farm, East Baldwin, Braddan, IM4 5ER
- PA19/00857/B – Mr & Mrs K Crellin – Alterations, erection of extension & installation of a flue – 20 Ballamillaghyn, Mount Rule, Braddan, IM4 4HX
- PA19/00884/B – Mrs L Maloney – Replacement of existing glazed conservatory roof with tiles - 6 Ashlar Drive, Union Mills, Braddan, IM4 4JZ

19/344 Planning Approvals

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

- PA19/00421/D - Eden Park Developments - Installation of illuminated signage - Cooil Road, Roundabout And Adjacent Jacksons / Eden Business Park, Cooil Road, Braddan
- PA19/00460/B - Hospice Isle Of Man - Alterations, installation of roof lights and windows and erection of two extensions - Hospice Isle Of Man, Strang, Braddan, IM4 4RP
- PA19/00469/C - Ms Christine Hopkinson - Additional use of residential accommodation as self-catering tourist accommodation - Renscault Farm East Baldwin Isle Of Man IM4 5EP
- PA19/00761/B - Mr John Martin - Replacement of existing glazed conservatory roof with tile - 28 Ashlar Drive, Union Mills, Braddan, IM4 4LL

General Matters**19/345 (i) Braddan (Off Street)(Parking Places) Order 2019**

The Clerk produced a copy of the Order that he had received on the day of the meeting.

The Order related to the Commissioners car parks at the Heritage Trail, Maitland Terrace, Union Mills Post Office and Port Soderick Hall and allowed for restrictions to be placed on their use with fixed penalty notices for £100 for any breaches.

It was **unanimously resolved** to sign the order.

19/346 Section 2

1. Schedule of Rent Arrears
2. Shared Housing Waiting List
3. Rates Income Report – 1 August 2019
4. Rate Arrears Report
5. Thank you note – Pictorial Meadows
6. The Cushag Code

19/347 Private**Tenancy Agreements for signing – Property 066 & Tenant 527**

The Commissioners considered the following Tenancy Agreement:-
- Property 066 and Tenant 527

It was **unanimously resolved** to execute the Tenancy Agreement on behalf of the Authority.

19/348 Date for Next Meeting

The date for the next meeting was set for:-

5th September 2019

There being no further business, the meeting ended at 6 pm

Signed

Date 5/9/19

