

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**held at the Commissioners' Office, Close Corran, Union Mills, Braddan**  
**at 2pm on Thursday 3 October 2019.**

**In Attendance**

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

**19/375 Apologies for absence**

Apologies for absence were received from Mr Dentith.

**19/376 Declaration of Interest**

Mr Quaye declared an interest in Item 4 relating to the offer for sale of the former Sewerage Treatment Plant. The Chairman advised that he would be invited to leave the meeting when the matter was up for discussion.

**19/377 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.

**19/378 Deferral of Matters on the Agenda to Private**

It was agreed that Item 13, Tenancy Agreement for signing – Tenant 016 & Property 530 would be considered in Private.

**19/379 Questions from the Public**

2pm – The Chairman welcomed Mrs Audrey Humphreys from the Mount Murray Management Company.

Mrs Humphreys came to ask if the Commissioners would be able to offer any assistance with services such as street sweeping or drains maintenance in the private estate.

They discussed the problems associated with running the tenants' management group given that not all residents wished to participate or contribute toward its running, despite it being a condition in their Deeds of purchase of their properties.

Much work had been done on the resources available but there was still an unmet need.

The Chairman acknowledged her predicament, but explained the Commissioners position when dealing with private estates. Where the roads and drainage infrastructure had not been adopted by Central Government and the standard of installation and condition was unknown, it left the Commissioners open to possible insurance claims if there was any damage.

He advised that that waste collection and recycling was the extent of the services they were able to provide.

The Chairman offered some information on external contractors that could be in a position to help, and at 2.35 pm Mrs Humphries thanked the Commissioners for their assistance and left the meeting.

**19/380 Minutes of previous Meeting**

The Minutes of the Meeting held on Thursday 5 September 2019 were **unanimously approved** as a correct record of proceedings.

**19/381 Matters Arising****(i) Acoustics – Memorial Hall: Minute 19/355 (i)**

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

**(ii) Mannin Infirmary Site: Minute 19/355 (iv)**

It was **unanimously resolved** to note that it had been determined that Stephen Christian and Sons Ltd had a licence to occupy the site until February 2020.

**19/382 Matters for Consideration from Section 2**

There were no Matters for Consideration from Section 2.

**19/383 Chairman's Announcement**

There was no Chairman's Announcement.

**19/384 Environmental Issues****(i) Beach Buddies**

The Clerk was asked to contact the organisation to seek opportunities to organise a clean up exercise in an area of the Parish.

**Section 1****19/385 Invoices for approval**

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

5164 – Argon

5382 – SMP

5405 – Douglas Borough Council

5411 – Douglas Borough Council

**19/386 Street Lighting & Electricity Service - Mullen Doway**

Consideration was given to the request for payment of £40,479 for the landlord supply to the new development. It was noted that this showed an increase on the previous estimate due to the need to upgrade the sub-station to meet the requirements of the project.

Discussion took place, and it was **unanimously resolved** to authorise the payment for the power supply, but the matter of street lighting was deferred pending the production of a revised scheme.

**19/387 Formulation of Policy – Financial Review of existing tenants**

The Commissioners considered a report from the Clerk regarding existing tenants on the original tenancy agreements that were not subject to financial review even though there were good grounds to believe their financial resources well exceeded the limits that would allow them to be entitled to a local authority property.

They noted that the new 5 year tenancy agreement gave an opportunity to review, and discussed various scenarios where the old tenancy agreement could be questioned due to change of circumstances.

It was accepted that any changes they wished to make could have a significant impact on the management of social housing and it was **unanimously resolved** to seek further advice from the Department of Infrastructure.

- 19/388 Former Sewerage Treatment Plant – Union Mills – offered for sale**  
The Chairman invited Mr Quaye to leave the room during the consideration of this item
- A discussion was held on the opportunities available to the Commissioners if they purchased this area of land, which measured just over one acre in size.
- They also noted that Mr Quaye's company had expressed an interest in part of the land to extend his present site for additional lorry parking.
- After considering the valuation placed on the land by the Government Valuer, it was **unanimously resolved** to submit an offer to purchase the site as an area for future development.
- 19/389 Memorial Hall Collection boxes – TT and MGP Race Weeks 2019**  
It was noted that a sum of £723.56 had been collected in the donation boxes and it was **unanimously resolved** to invite representatives from the two chosen charities, TT Riders Association and The Dan Kneen Charitable Fund, to the next meeting so that Chairman could present them their cheques.
- 19/390 K Barriers – Heritage Trail**  
Careful consideration was given to correspondence from a gentleman who felt that the bike barriers on the Commissioners land were actually proving to be a deterrent to users of non-standard sized or shaped vehicles such as tandems, recumbent cycles, disabled carriages.
- It was **unanimously resolved** to note the letter of concern and to advise that the situation would be carefully monitored and reviewed.
- 19/391 Eastern Civic Amenity Site – Joint Committee**  
The Commissioners noted that the at the next meeting of the Committee, consideration was to be given to the proposal of not entering into a lease for the Middle River Civic Amenity site and to purchase land to develop a facility.
- It was **unanimously resolved** to support principle of the Joint Committee moving away from the existing site at Middle River and purchasing land for the purpose of providing an eastern civic amenity site.
- 19/392 Rates Modernisation - Meeting**  
It was **unanimously resolved** to note that Mr Chris Thomas MHK had arranged for a meeting to be held at Bemahague School on Tuesday 8<sup>th</sup> October 2019.
- 19/393 Invitation to Jurby Parish Commissioners' Civic Sunday – 20 October 2019**  
Consideration was given to an invitation from Jurby Parish Commissioners to attend their Civic Sunday on 20 October 2019.
- After discussion it was **unanimously resolved** to advise that the Commissioners were unable to attend the event due to prior commitments.
- 19/394 Financial Statements for the Year Ended March 2019 – for signing**  
Consideration was given to Financial Statement for the Year Ended March 2019 and after discussion it was **unanimously resolved** to approve the signature of the document by the Chairman and Deputy Clerk and Finance Officer.
- Supplemental to this matter, the Chairman asked if it would be possible to create a system where a Commissioner could, at any time, access the Authority's bank account to confirm that the amounts shown in the paper documents were actually still held in the bank.

It was agreed that the internal auditor should be asked to investigate this matter as a potential risk area.

**19/395 Christmas Lighting – Braddan Church**

After consideration of the report from the Research and Development Officer it was **unanimously resolved** to accept the quote from Arden and Druggan of £1055.70 to install the new Christmas Tree lights at Kirk Braddan Church.

**19/396 Clearing mud from roads – West Baldwin**

The Clerk advised that the contractor selected for this task had not commenced work and had not responded to attempts to contact him.

It was **unanimously resolved** to advise the contractor that if a start date was not confirmed before the date of the next meeting, the work would be re-tendered.

**Planning**

**19/397 Planning Applications**

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

- PA19/00977/B – Mr P Robinson – Replacement of an existing door with a window – Glenburn, Strang Road, Union Mills, Braddan, IM4 4NP + AMENDED PLANS
- PA19/00978/B – Mr & Mrs K A Minay – Erection of a barn style building for the private storage of vehicles – Ballabunt Croft, Cooil Road, Braddan, IM4 2A
- PA19/01008/B – Braddan Parish Commissioners – Erection of public toilets, seating area and canopy – Cronk Grianagh Park, The Strang, Braddan

The Commissioners did raise objections to the following Planning Applications:-

- PA19/00328/B – Dandara Commercial Limited – Construction of 18 industrial/storage and distribution units with associated highway/parking – Part of Recycling Compound, Middle Park, Kewague, Braddan – AMENDED PLANS

Despite the Commissioners' previous approach to this application site, in the light of the new evidence produced by the Department of Infrastructure at the Public Inquiry for the Area Plan for the East, it is felt necessary to submit an objection. The Commissioners are now considering the implications of the belated submission from the Department regarding, amongst other things, buffer zones and odour emissions from the Animal Waste Products Plant etc. The Commissioners have a global, rather than just local, view about managing the island's waste and have asked the Inspector that the area north of the incinerator is zoned for waste purposes, and they feel the approval of this application would be contrary to the island's needs at this time.

- PA19/00984/B – Mr C Compston – Alterations, erection of three dwellings for tourist accommodation, erection of storage shed and creation of driveway – Hampton Court, Quines Hill, Port Soderick, Braddan, IM4 1AZ

That the application would be contrary to among others, Environmental Policy 1 and does not explain how in the view of the applicant the proposal conforms among others, Environmental Policy 16 and Business Policy 11.

- PA19/01017/B – Downstream Limited (Mr B Holloway & Ms Wendy Jessup) – Landscaping works to part of field no. 320324 (retrospective) – Sunnybank House, West Baldwin, Braddan, IM4 5HD

The Commissioners feel there is a potential breach of Environmental Policy 1 with regards protecting the countryside but were unable to define the existing RESIDENTIAL curtilage of the property and therefore submit this objection pending further clarification.

**19/398 Section 2**

1. Schedule of Rent Arrears

**Private**

**19/399 Tenancy Agreements for signing**

The Commissioners considered the following Tenancy Agreements-  
- Property 016 and Tenant 530.

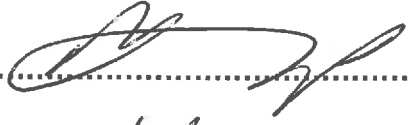
It was **unanimously resolved** to execute the Tenancy Agreement on behalf of the Authority.

**19/400 Date for Next Meeting**

The date for the next meeting was set for:-

17 October 2019

There being no further business, the meeting ended at 6.30pm.

Signed ..... 

Date ..... 17/10/19 .....

