

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

**In Attendance**

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

**19/401 Apologies for absence**

There were no apologies for absence.

**19/402 Declaration of Interest**

There were no Declarations of Interest.

**19/403 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.

**19/404 Deferral of Matters on the Agenda to Private**

It was agreed that Item 13, Tenancy Agreement for signing – Tenant 167 & Property 532 would be considered in Private.

**19/405 Presentation of donations collected at the Memorial Hall**

The Chairman welcomed Frances Thorpe and Gill Woodward from IOM TT Riders Association and Leanne Harper and Jane Anderson from the Dan Kneen Charitable Trust.

The purpose of their attendance was for the Commissioner to pass over a cheque for £361.50 which was the proceeds from the collection boxes left at the Memorial Hall during TT fortnight and the IOM Festival of Motorcycling.

The representatives from both charities thanked the Commissioners for the money gifted to them, and after a brief conversation left the meeting at 2.15pm

**19/406 Minutes of previous Meeting**

The Minutes of the Meeting held on Thursday 3 October 2019 were **unanimously approved** as a correct record of proceedings.

**19/407 Matters Arising****(i) Beach Buddies**

The Clerk advised he was waiting for a response from the organisation.

**(ii) Financial Review of Tenants**

The Clerk advised that after speaking to the senior management staff at the Department, it was their opinion that the issue should be considered at a much higher level as it had the potential to impact on the all island policy.

It was **unanimously resolved** to invite the Minister for the Department of Infrastructure, Mr Harmer MHK to the next meeting.

**(iii) Former Sewerage Treatment Works**

It was **unanimously resolved** to note that a bid for the land had been submitted to the Department.

**(iv) Eastern Civic Amenity Committee**

The Clerk reported that investigations were still ongoing into the move of the Civic Amenity site away from Middle River Industrial estate.

It was **unanimously resolved** to note that a site meeting was to be held at Middle Park Estate on 22<sup>nd</sup> October to view two potential options.

**(v) Rates Modernisation**

It was **unanimously resolved** to note that the proposal for rates modernisation put forward by Chris Thomas MHK had received support in Tynwald.

**19/408 Matters for Consideration from Section 2**

There were no Matters for Consideration from Section 2.

**19/409 Chairman's Announcement**

There was no Chairman's Announcement.

**19/410 Environmental Issues**

There were no matters put forward for discussion.

**19/411 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:-

5058/5152/5155/5156/5447/5448 – D G Wood & Son

5133 – Equi Ag

5417 – Cedar

5432 – Hanley & Bell

5451 – Ellis Brown

5453 – Grant Thornton

5459 – Mullen Consulting

5461 – Department of Infrastructure

5470, 5480 & 5481 – Manx Utilities

5474 – Island Drainage & Groundworks

5482 – Pegasus Group

5490 – Douglas Borough Council

**19/412 Request for contribution to soil test expenses – Ballafletcher Road**

Consideration was given to an email from Mr Don Lindsay, a resident of Braddan Hills, asking if the Commissioners would make a contribution to the cost of carrying out a soil test on land at Tromode (land described as BH030 in the Area Plan for the East).

The Commissioners noted that this was one of the contentious areas highlighted in the Public Inquiry into the Area Plan for the East, and a group of local residents wished to

determine if the allocation of the land for development would be in compliance with Environment Policy 14 in the IOM Strategic Plan.

EP14 inter-alia states that higher quality land should not be used for development unless there was an overriding need.

After discussion it was **unanimously resolved** to suggest to Mr Lindsay that the exercise was a little bit late in the proceedings, and that the Inspector was unlikely to consider any further evidence at this stage.

The Commissioners suggested that he waits until the Inspectors report is released and then submit the case at the consultation stage regarding the plan.

**19/413 Stair banister – Commissioners' Office - Quote**

The Commissioners considered a report from the Community Warden, requesting their approval to extend the balustrade on the landing in the Commissioners' Office, in order to mitigate the trip hazard caused by the track for the stair lift.

It was **unanimously resolved** to carry out the remedial works at a cost of £235.

**19/414 Remembrance Sunday – Memorial Hall – for discussion**

The Chairman invited the Vice Chairman to raise the subject of how the Commissioners could mark Remembrance Sunday in November.

After discussion, it was **unanimously resolved** that there would be insufficient time to organise and publicise an event before 11 November, but planning for 2020 should start as soon as possible.

It was suggested that the public be invited to put forward the names of any Braddan residents who had lost their life during active service, and perhaps an illuminated scroll could be created and mounted in the hall.

**19/415 Financial Report – August 2019**

It was **unanimously resolved** to note the Financial Report compiled by the Finance Officer, detailing the income and expenditure of the Authority up to August 2019.

**19/416 Request for permission for mirror – Strang Road**

Careful consideration was given to correspondence from a resident of Strang Road, who was seeking permission to mount a traffic mirror on a street lighting column, opposite his property, to improve visibility when exiting the driveway.

Comments were passed on the liability risk and also the potential damage to the column.

The Chairman suggested that the owner at Watertrough Cottage, Old Castletown Road had appeared to resolve a similar issue with a mirror placed at the exit of his own land.

It was **unanimously resolved** that in the first instance it should be suggested to the resident that he contact the owner of Watertrough Cottage to see if this could be the same solution to his predicament.

**19/417 Memorial Hall – Final Payment**

Consideration was given to a Clerk's Report with associated correspondence from the Design Team, setting out the overspend on the refurbishment of the Memorial Hall which was outside the agreed contract price.

A discussion was held on the outstanding amount on the invoice, but the cost to the Authority due to loss of hall rental income for considerably longer than planned did not seem to be reflected in the invoice.

It was **unanimously resolved** to have the loss calculated and reported back to the next meeting before any decision was made on the final payment.

**19/418 Memorial Hall – Consultants’ Fees**

It was **unanimously resolved** to defer the matter for consideration at the next meeting

**19/419 IOM Business Park – Proposed No Waiting Order**

Consideration was given to a Proposed No Waiting Order for the Isle of Man Business Park.

It was **unanimously resolved** to note the document which related to the properties in and around the Ballacottier housing estate.

**19/420 Schedule of Refuse Collection Costs**

Consideration was given to a Schedule of Refuse collection costs and after discussion it was **unanimously resolved** to note the contents of the document.

**19/421 Tenants’ Newsletter**

After consideration of the latest Tenants’ Newsletter for Autumn/Winter 2019, it was **unanimously resolved** to approve the content and issue it to all the Commissioners’ tenants.

**19/422 The Treasury - HSBC Bank PLC Facility Agreement – Mullen Doway – for signing**

It was **unanimously resolved** to sign the request seeking to draw down the sum of £837,246.00 which was a staged payment for the construction and fees for the development.

**19/423 Memorial Hall Acoustics**

Consideration was given to correspondence from Ellis Brown, setting out various recommendations for contractors who could install acoustic boarding to the gable ends of the hall to deaden the sound.

It was **unanimously resolved** proceed with the exercise and the matter passed to the Deputy Clerk.

**19/424 Highway Clearance – rural roads**

The Commissioners considered a report from the Community Warden regarding the failure of the appointed contractor to remove the mud and debris from the roads in the Parish in a timely manner.

It was **unanimously resolved** due to the lack of response by the time of the meeting, that the contract be sent out for tender again.

**Planning**

**19/424 Planning Applications**

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

PA19/01072 – Mr & Mrs J Zorab – Variation of condition one of PA15/1027/B – Alterations, erection of two storey extensions and single storey garage link extension

to dwelling, to extend period of permission by four years – 156 Fairways Crescent, Mount Murray, Braddan, IM4 2JJ

PA19/01085/B – The Collar Club Limited - Change of use of industrial unit to dog day care – Unit 5, Cronkbourne Business Park, Ballafletcher Farm Road, Braddan

**19/425 Planning Approvals**

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

PA19/00859/C - Mrs Rebecca Griffin - Additional use of residential property to provide tourist living accommodation - Ballawyllin Beg Farm, East Baldwin, Braddan, IM4 5ER

PA19/00857/B - Mr Kenneth & Mrs Hilary Crellin - Alterations, erection of extension and installation of a flue - 20 Ballamillaghyn Estate, Mount Rule, Braddan, Isle Of Man, IM4 4HX

PA19/00884/B - Mrs Lynne Maloney - Replacement of existing glazed conservatory roof with tile - 6 Ashlar Drive, Union Mills, Braddan, Isle Of Man, IM4 4LJ

PA19/00919/B - Isle Of Man Development Co Ltd - Installation of roof solar panels to South West elevation - 1 Cool Road, Braddan, Isle Of Man, IM4 2AF

PA19/00896/B - Ballafletcher Estate Ltd - Location of a shipping container to house a bailing machine (retrospective) - Central Creamery, Ballafletcher Farm Road, Cronkbourne, Braddan, Isle Of Man, IM4 4QE

**19/426 Section 2**

1. Schedule of Rent Arrears
2. Awards for Excellence

**Private**

**19/427 Tenancy Agreements for signing**

The Commissioners considered the following Tenancy Agreement-  
Property 167 & Tenant 532

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

**19/428 Date for Next Meeting**

The date for the next meeting was set for:-

31 October 2019

There being no further business, the meeting ended at 5 pm.

Signed .....

Date ..... 31/10/19 .....