

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 14 November 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

19/453 Apologies for absence

Apologies for absence were received from Mr Dentith.

19/454 Declaration of Interest

The Clerk advised that there had been a response from Manx Utilities in relation to their bid for the former sewage works and this needed to be discussed. Mr Quaye declared an interest and the Chairman he could remain in the room but not participate in any voting procedure if required.

19/455 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.

19/456 Deferral of Matters on the Agenda to Private

There were no matters deferred to Private.

19/457 Minutes of previous Meeting

The Minutes of the Meeting held on Thursday 17 October 2019 were **unanimously approved** as a correct record of proceedings.

19/458 Matters Arising**(i) Bid for former sewage works Minute 19/407 (iii)**

The Clerk advised that Manx Utilities had responded to the Commissioners' bid for the land but had declined the offer.

The Commissioners were disappointed given the limited use that could be made of the site especially as access was via the roadway owned by the authority.

It was unanimously resolved that the Clerk would arrange to meet a representative from Manx Utilities and see if a compromise could be negotiated.

ii) Memorial Hall: Minute 19/434 (iii)

It was unanimously resolved to note that the Clerk had issued an offer letter to which there had been no response at the time of the meeting.

iii) Eastern Civic Amenity Site Minute 19/447

The Clerk advised that the meeting planned for 5th November had not taken place and it was **unanimously resolved** to note that a revised meeting date was being arranged.

iv) Recycle Trolleys

It was **unanimously resolved** to note that the initial feedback to the questionnaire had been positive.

v) Memorial Hall consultant fees

The Clerk advised that he had obtained advice from Central Government on the amount of fees payable and that it was reasonable to make a payment based on the construction costs included in the I3 report prepared by the Quantity Surveyor but without a revised fee proposal, not the final costs.

It was **unanimously resolved** to make a full and final offer based on the advice given.

19/459 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

19/460 Chairman's Announcement

There was no Chairman's Announcement.

19/461 Members of the public

There were no questions from members of the Public.

19/462 Environmental Issues

There were no matters put forward for discussion.

19/463 Lewin – Bankruptcy

It was **unanimously resolved** to note that an invoice had not yet been received for the legal services.

19/464 Mullen Doway – Update

The Commissioners had visited the site prior to the meeting. They noted that drainage was still an issue and the work was up to 18 weeks behind.

It was **unanimously resolved** to ask the Clerk to seek further information at the Site Meeting scheduled for the following week.

19/465 Strang Corner Field – Update

It was **unanimously resolved** to note that the matter was still in the hands of the Quantity Surveyor.

Section 1**19/466 Invoices for approval**

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

5356 – Hanley & Bell Ltd
 5528 – Jones Services Ltd
 5535 – Pegasus Group
 5537 – Island Drainage & Groundworks
 5540 – Department of Infrastructure
 5165 – Ridgway Gas
 5303 – Pro Fab Welding
 5568 – Equi Ag

19/467 Estimates for carrying out ditching works on the Heritage Trail

Consideration was given to two estimates from Equi Ag to carry out maintenance to ditches on the Heritage Trail.

It was **unanimously resolved** to accept the lower of the two estimates and to ask that the small pieces of wood be chipped and the larger items set aside on the trail for later collection.

19/468 Nobles Hospital Byelaws – Draft

The Commissioners considered a draft of the proposed Braddan (Noble's Hospital) Byelaws 2020, together with a report from the Community Warden.

It was **unanimously resolved** to approve the draft Byelaws, subject to some minor spelling corrections.

19/469 Rates – Third Supplemental List

It was **unanimously resolved** to note the report from the Finance Officer, advising that the draft Third Supplemental List dated 1st December 2019 detailed an increase of 92 in the rateable value of the parish, from 550,157 to 550,249.

19/470 Close y Lhergy – Condition Survey Report – Timber Decking

Consideration was given to a detailed Condition Survey Report from Mullen Consulting Ltd on the timber decking in the rear gardens of Close y Lhergy.

It was noted that much of the decking was in a poor condition but the condition of the ground underneath was unknown. It was also noted that all the properties had a paved area outside the rear of the property and a path down the centre of the gardens.

It was agreed that the tenants would be offered the opportunity to have the rear decking removed at the Commissioners' expense, but if they chose for it to remain, it would be their responsibility to remove it if they vacated the property.

It was further agreed to ensure that each property had access onto a patio with a central path to the garden, and the garden grassed. The tenant could choose to have it slabbed at their own expense.

It was **unanimously resolved** to notify the tenants to determine the amount of work required and then a price obtained from a contractor.

19/471 Dog Control Byelaws

The Commissioners considered a draft of the Braddan Dog Byelaws 2019, together with a report from the Community Warden.

It was **unanimously resolved** to approve the draft Byelaws, subject to some minor spelling corrections.

19/472 Braddan Parish General (Revocation) Byelaws 2019

Consideration was given to a draft of the Braddan Parish General (Revocation) Byelaws 2019. These Byelaws revoked the 2002 General Byelaws, which were causing some confusion as they were still running parallel with the 2017 Byelaws.

It was **unanimously resolved** to approve the Byelaws.

19/473 Memorial Hall Acoustics – Draft Specification

The Commissioners considered a report from the Finance Officer, setting out the details of the proposed works to improve the acoustics in the hall. "Ecophon Akusto Super G which is described by the manufacturer as "... a strong glass fibre surface, created to withstand mechanical impact in demanding environments.". The proposal was to place this material on the gable ends of the hall.

It was **unanimously resolved** to accept the specification and that the colourway of the panels would be blue, but the Hall not be repainted at this stage.

19/474 Invitation to Tynwald Christmas Carol Service – 12 December 2019

Consideration was given to an invitation from the President of Tynwald, to the annual Tynwald Christmas Carol Service on 12 December.

It was **unanimously resolved** to note that no member was available to attend the event on behalf of the Board.

19/475 Alterations to Union Mills Shop

The Commissioners considered an email from Mr Andrew Bentley, architect for the applicant, requesting that the Commissioners consider a proposal for a ramp to the front of the Spar shop in Union Mills as part of a future amended planning application.

It was **unanimously resolved** to advise Mr Bentley that they had hoped that the change of levels could be achieved internally, and they were happy for the matter to be determined by the Planning Department.

19/476 Housing Byelaws 2019 – Draft

The Commissioners considered a draft of the Braddan Housing Byelaws 2019.

It was **unanimously resolved** to approve the draft Byelaws, subject to some minor spelling corrections.

19/477 Port Soderick Hall Play Area

Consideration was given to a report from the Community Warden with regard to the use of the play area to the back of Hall which the playgroup appears to have closed off for use by the general public. Also the playgroup were using the public car park for children's play which was dangerous.

There was a concern that the commercial enterprise was benefiting from the use of the area which is maintained by the Commissioners with no recompense.

It was **unanimously resolved** that a copy of the Charity's annual accounts would be obtained and the Chairman invited to a meeting with the Commissioners to discuss the matter.

19/478 Manx Utilities – Column Testing

The Commissioners considered a letter from Manx Utilities advising that they have sought costs from a specialised company to test the condition of the street lighting columns below ground, without the need excavate the base.

The options were to test all columns, those greater than 15 years of age or those greater than 10 years.

Before any final decision was made it was **unanimously resolved** to enquire if the scheme could be offered for columns that were greater than 20 years of age, and the Clerk agreed to enquire.

Planning

19/479 Planning Applications

It was **unanimously resolved** to advise the Planning Committee that the Board had no objections to the planning applications below:

- PA19/01139/B – Ms E Payne – Alterations, erection of extension and replacement of garage door with two windows – Elder Tree Cottage, Lhergy Cripperty, Union Mills, Braddan, IM4 4NF
- PA19/01085/C – The Collar Club Ltd – Change of use of industrial unit to dog day care – Unit 5, Cronkbourne Business Park, Ballafletcher Farm Road, Braddan – AMENDED PLANS
- PA19/01199/B – Jacksons (Isle of Man) 2015 Ltd – Installation of an entrance canopy – Jacksons Car Sales, Eden Business Park, Cooil Road, Braddan.
- PA19/01202/B – Jacksons (Isle of Man) 2015 Ltd – Installation of illuminated signage to walls and buildings and erection of two illuminated totem pole signs – Jacksons Car Sales, Eden Business Park, Cooil Road, Braddan.

It was **unanimously resolved** to advise the Planning Committee that Board wished to object to the following planning application for the reasons set out below:-

- 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, IM4 1AZ – AMENDED PLANS

The Commissioners wished to advise that their objection to the planning application above remained the same:-

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.

19/480 Planning Approvals

PA19/00977/B - Mr Peter Robinson - Replacement of an existing door with a window, Glenburn, Strang Road, Union Mills, Braddan, IM4 4NP

19/481 Section 2

1. Rent Arrears
2. Middle Park Industrial Units (No 1) Management Company Limited
3. St Christopher's Fellowship

19/482 Any other business

1. **Unit 12 Middle Park– Toilet**

Quotes for the construction of a toilet in Unit 12 were accepted.

2. **Height Barrier**

It was noted that investigations into the repair of the height barrier were continuing.

3. **Concrete- Snugborough Trading Estate**

The Clerk advised that the constitution of the concrete roadway was being investigated, and when determined, all tenants were to be reminded that they required approval from the Commissioners before undertaking any work on the road, and that work has to be done using the Commissioners' specification.

19/483 Date for Next Meeting

The date for the next meeting was set for:-

28 November 2019

There being no further business, the meeting ended at 16.45pm.

Signed 

Date 28/11/19

