

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 9.30am on Thursday 9 January 2020.

In Attendance

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

- 20/001 Apologies for absence**
Apologies were received from Mr Mellon.
- 20/002 Declaration of Interest**
There were no Declarations of Interest
- 20/003 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.
- 20/004 Deferral of Matters on the Agenda to Private**
It was **unanimously resolved** to defer Items 3 & 10 – Tenancy Agreements for signing to Private.
- 20/005 Minutes of previous Meeting**
The Minutes of the Meeting held on Thursday 14 November 2019 and 12th December 2019 were **unanimously approved** as a correct record of proceedings.
- 20/006 Matters Arising**
- (i) Bid for former sewage works: Minute 19/458 (i)**
The Clerk advised that he had met with representatives from the MUA who had acknowledged the original offer. However they were concerned that if the Commissioners bought the land for housing purposes, large parts of it were on the flood plain. They felt they would feel obliged to object to any planning application for housing on that basis.
- Taking this into consideration it was **unanimously resolved** to seek the advice of the Government Valuer on the matter to determine a reasonable price.
- (ii) Memorial Hall: Minute 19/489 (ii)**
The Clerk advised that the contractor was still unhappy that the Commissioners had deducted their loss of £2000 income from the final account.
- After further consideration it was **unanimously resolved** to retain their present position on the matter
- (iii) Eastern Civic Amenity Site Committee: Minute 19/489 (iii)**
It was **unanimously resolved** to note that the Authority's preferred choice of site for a Civic Amenity Site had been relayed to the Committee and a further meeting was scheduled for 22nd January 2020.
- (iv) Ditching Heritage Trail: Minute 19/489 (iv)**
Mr Quaye questioned whether the planned work had been completed.

It was **unanimously resolved** to note that the Clerk would seek the advice of the Community Warden.

v) Recycle Trolleys: Minute 19/501

It was **unanimously resolved** to note that the order for 200 had been received and plans were being made for their distribution.

20/007 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

20/008 Chairman's Announcement

The Chairman wished residents of the Parish and all the staff and Commissioners a Happy and prosperous New Year.

20/009 Members of the public

The Chairman welcomed representatives from the Port Soderick Recreational Hall committee and the operators and owners of the children's nursery "Jelly Beans".

A general discussion was had on the use of the play area and the car parking. The Chairman expressed the Board's concern that the Authority was paying for the maintenance of the play area, but the only user was the play group.

He put forward a proposal that the Authority enter into a lease arrangement with the charity for the land at a nominal rate, who would accept the maintenance responsibility.

The proposal was acceptable to all parties and the Clerk was asked to arrange for the document to be drawn up.

The Chairman thanked all that attended and they left the meeting

20/010 Environmental Issues

It was **unanimously resolved** to note the independent report by Professor James Curran and the Isle of Man Government Action Plan for Achieving Net Zero Emissions by 2050.

20/011 Lewin – Bankruptcy

It was **unanimously resolved** to note that the matter was still resting in the hands of the Trustee in Bankruptcy.

20/012 Mullen Doway – Update

The following matters were discussed and noted:

- The drainage issue was ongoing and another solution was being considered
- The air circulation system was shown
- The street lighting scheme had been produced in line with their requests
- The performance of consultants in relation to the contract delay.

Section 1

20/013 Invoices for approval

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

5325 – Joe Doyle
5352 – J Clawson Ltd
5655 – Bell Burton Associates

5674 – Straight Ltd
 5370/5416/5526/5710/5709 – D G Wood & Son
 5712 – Cedar Developments
 5714 – Mullen Consulting Ltd
 5716 – Manx Utilities
 5619 – Arden & Druggan Ltd
 5726 & 5730 – Douglas Borough Council
 5731 – Marshall Cryer Architects
 5745 – Ellis Brown
 5746 – Department of Infrastructure
 5751 – B&R Consulting Engineers Ltd

20/014

HSBC Interest Rates

Consideration was given to a letter from HSBC advising that there was the potential for interest rates on any loans to increase.

It was **unanimously resolved** to note the document.

20/015

Snugborough Trading Estate – Request for Defibrillators

The Commissioners considered correspondence from a person working at a business inside the estate who asked if the Board would consider installing defibrillator on the Snugborough Trading Estate that would be accessible to all.

It was noted that a number of businesses in the area had such a facility but it was only available during their trading hours and possibly not when the roads were closed.

It was **unanimously resolved** to consider suitable positions for the machines and the costs involved.

20/016

Recycling KPIs to November 2019

Consideration was given to a report from the Finance Officer showing very slight increases in the amount of material recycled.

It was **unanimously resolved** to note that only 7% of the 839 tonnes of waste collected was sent for recycling.

20/017

V E Day Celebrations

Consideration was given to a letter from the Cabinet Office enquiring if the Authority had any plans to celebrate VE day.

It was **unanimously resolved** to contact the Braddan and Marown Branch of the Royal British Legion to discuss the matter.

20/018

Quotes – Electric Vehicles

Consideration was given to a report from the Finance Officer.

As only two prices had been received, it was **unanimously resolved** to defer the matter until a further supplier had replied.

20/019

Tenders – Acoustics – Memorial Hall

Consideration was given to a report from the Finance Officer and tender prices for the proposed work.

After discussion it was **unanimously resolved** to obtain a more detailed breakdown of the work as the cost seemed to be well in excess of the work they had anticipated.

20/020 Invitation – Annual Civic Service – Malew Parish Commissioners – 1st March 2020

Consideration was given to an invitation to Malew Parish Commissioners' Annual Civic Service on the 1st March 2020.

It was **unanimously resolved** to advise that unfortunately no Commissioners were available on the day.

20/021 Revocation of Camping Byelaws

Consideration was given to a report from the Community Warden regarding the Braddan Parish (Prohibition on Camping) Byelaws 2002. He advised that the 2002 Byelaws had now been superseded by the Braddan Parish (General) Byelaws 2017.

It was **unanimously resolved** to note the report and to approve that the Braddan Parish (Prohibition of Camping) (Revocation) Byelaws 2020 could be prepared for their signature and passed for consideration by Tynwald.

20/022 Public Sector Rent Increases 2020/2021

The Commissioners considered a letter and News Release from the Minister for the Department of Infrastructure, Mr Ray Harmer MHK, advising that Public Sector Rents would rise across the island by 1.9% from 1st April 2020.

In the light of the letter it was agreed that plans should be made to implement the new 5 year tenancy agreements to all existing tenants, to ensure that income levels are reviewed, and that the appropriate rent levels, as set by Central Government, are being applied.

It was **unanimously resolved** to note the contents of the letter.

20/023 Invitation to Holocaust Memorial Service

The Commissioners considered an invitation from the Chief Minister to the annual Holocaust Memorial Service on Sunday 26 January 2020.

It was **unanimously resolved** to advise that no Commissioner was able to attend the ceremony.

Planning**20/024 Planning Applications**

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

- PA19/01311/B – Eden Park Developments Ltd – Creation of 14 additional car parking spaces with associated landscaping – forming amendments to application 17/01101/B (retrospective) – Site adj to Units A1 to A6, B1 to B6, C1 to C6 & D1 to D6, Eden Business Park, Cooil Road, Braddan
- PA19/01320/C – Mr & Mrs J K Culley – Additional use of one room within the property as office (class 2) – Tethers End, 12 River Walk, Braddan Hills, Braddan
- PA19/00420/B – Eden Park Developments Ltd – Erection of sculpture to roundabout and creation of path/cycle way – Cooil Road roundabout and adj Jacksons/Eden Business Park, Cooil Road, Braddan – AMENDED DESCRIPTION
- PA19/00328/B – Dandara Commercial Ltd - Construction of 18 industrial/storage and distribution units with associated highway/parking – Part of recycling compound, Middle Park, Kewaigue, Braddan – AMENDED PLANS.

The Commissioners wished to comment that they had no objection to the above application, provided that the units were used for industrial or storage purposes and not utilised as gyms, offices (or quasi offices) or retail.

- PA19/01333/B – Corlett Sons & Cowley – Erection of detached agricultural/industrial storage building – Corlett Sons & Cowley Yard, Main Road, Union Mills, Braddan
 - PA19/01332/B – IOM Vagabonds RUFC Ltd - Temporary use of rugby pitch & facilities as a camp site for TT Practice & Race Weeks – Ballafletcher Sports Centre, Strang, Braddan
 - PA19/01346/B – The Children's Centre – Installation of air source heat pumps and roof mounted solar panels – Wallberry Farm, Old Castletown Road, Braddan
 - PA19/01364/B – Mr D Rzepka – Erection of a front porch – 73 Cronk Grianagh Estate, Braddan, IM4 4RN
 - PA19/01365/B – SES Satellite Leasing Limited – Permanent installation of existing mobile satellite antenna unit at ground level – Greenlight House, Ballafletcher Road, Cronkbourne, IM4 4QJ
 - PA19/01383/B – Mr A Caine – Erection of a replacement dwelling with associated curtilage & vehicular access – Hillside Cottage, Ballaoates Road, Castleward, Braddan.
 - PA19/00697/B – Mr M Walmsley & Ms C Fountain – Alterations & erection of two storey rear extension – 18 Clybane Road, Farmhill, Braddan – AMENDED PLANS
 - PA19/01422/C – The Salvation Army – Change of use of existing storage area, drivers mess and managers office to additional offices, lounge & general purpose room – British Red Cross Building, IOM Business Park, The Cooil, Braddan
 - PA19/01448/B – Black (Isle of Man) Limited – Erection of 17 general industrial units with associated parking & drainage and alterations to vehicular access – Former Parkinsons Yard, Peel Road, Braddan
- The Commissioners wished to comment that although they had no objection to the application, they were disappointed that it was not for housing.

It was **unanimously resolved** to advise the Planning Committee that the Board wished to reconfirm their objection to the planning application below as 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.

- PA19/00984/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 – AMENDED PLANS

20/025

Planning Approvals

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

- PA19/01119/B - Mr Darren & Mrs Sarah Brogan - Alterations, erection of rear extension and first floor extension above garage - 26 Clybane Road, Braddan
- PA19/01202/D - 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
- PA19/01139/B - Miss Elaine Payne - Alterations, erection of extension and replacement of garage door with two windows - Elder Tree Cottage, Lhergy Cripperty, Union Mills, Braddan

Private

20/026

Tenancy Agreements for signing

Consideration was given to the following tenancy agreements:-

Property 040 & Tenant 536

Property 079 & Tenant 450

It was **unanimously resolved** that the Chairman would duly execute both Tenancy Agreements on behalf of the Authority.

20/027 Section 2

- 1. Rent Arrears
- 2. Braddan War Memorial Repairs

Any other business

20/028 Waste and recycle contract

The Clerk advised that discussion had been held with Douglas regarding the proposed costs of the combined Refuse and Recycling contract. He advised that the costs for the combined service had previously been put forward, but a split of the costs for both services had been asked for.

The Clerk advised of the cost of each service and consideration was given to the matter.

It was noted that Douglas would be happy to separate the services, and the Commissioners **unanimously resolved** that whilst the kerbside price was acceptable, they would like to invite tenders for the refuse collection service from other contractors.

20/028 Date for Next Meeting

The dates for the next meetings were set for:-

- 23rd January 2020
- 6th February 2020

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

Signed 

Date *23/1/2020*

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