

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 11am on Thursday 23 January 2020.

In Attendance

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

- 20/029 Apologies for absence**
There were no apologies received for absence.
- 20/030 Declaration of Interest**
Mr Quaye confirmed again his interest in Item that will be discussed in "Matters Arising" relating to the Sewerage Works.
- 20/031 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.
- 20/032 Deferral of Matters on the Agenda to Private**
It was **unanimously resolved** to defer Item 2 - Renewal of 5 Year Tenancy – Tenant 017 & Property 425 to Private.
- 20/033 Minutes of previous Meeting**
The Minutes of the Meeting held on Thursday 9 January 2020 were **unanimously approved** as a correct record of proceedings.
- 20/034 Matters Arising**
- i) Bid for Sewerage Works: Minute 20/006 (i)**
The Clerk reported that the Government Valuer had given advice on the revised value of the land following the confirmation that it was on a flood plain.
- The Commissioners felt there was still value in the land for the authority and it was **unanimously resolved** that the Clerk would make a revised amount taking into consideration the new circumstances.
- ii) ECAS- Civic Amenity Site**
The Chairman reported on the previous day's meeting.
- It was **unanimously resolved** to note that work continued on the selection of a suitable site for the amenity facility.
- iii) Heritage Trail Ditching**
Mr Quaye advised that he had met with the Community Warden and had assessed the work that had been done to date. He had been advised of a proposal for further work to alleviate the flooding which included installing a pipe to help drain the water down to the river.
- Mr Quaye felt that this was unnecessary as there was already a pipe in place and work should be done. It was **unanimously resolved** that the contractor complete the ditching work and the situation assessed at that stage.

iv) Recycling Trolleys

The Clerk reported that the 200 trollies ordered at Christmas had all been issued and a waiting list was being established for more.

It was **unanimously resolved** to purchase a further 200.

v) Port Soderick Hall – lease

The Clerk advised that he was in the process of preparing a lease for the land, but after discussion it was **unanimously resolved** that a simple "licence to occupy" would suffice.

vi) Defibrillator- Snugborough Trading Estate

It was **unanimously resolved** to note that the matter was still being investigated by the Clerk.

20/035 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

20/036 Chairman's Announcement

The Chairman announced for the Board's information that he intended to stand at the forthcoming local election. Mr Quaye and Mr Mellon also confirmed they would be doing so, but Mr Dentith advised that he was not in a position to make any comment at the moment. Ms Corkill advised that she would probably not be standing due to moving home to Onchan.

20/037 Questions from Members of the Public

The Chairman welcomed Mr Shimmins MHK.

Lengthy discussions were held on, the availability of Santan Scouts for any community projects, Strang Corner Field, the policy of HSBC calculating loans based in LIBOR towards Risk Free rates, the discussion in Tynwald about assisted dying and the Area Plan for the East which he offered to supply his response to the Inspector's report.

Mr Shimmins was thanked for his attendance and he left the meeting.

20/038 Environmental Issues

It was **unanimously resolved** to note that Tynwald had accepted the Curran Report.

20/039 Lewin – Bankruptcy

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

20/040 Mullen Doway – Update

The Clerk advised on the following matters:

- A solution to the drainage issue had been found with the surface water exiting the site to go left down toward Ashlar Drive, and the foul water exiting the site to go right down toward Union Mills. The foul water needed to be pumped from Block B to the drain pipes between Blocks C and D (on the Peel Road) before there was a natural fall for the water.
- A site meeting was due for Wednesday 29th January where the contract delay was to be discussed.

Section 1

- 20/041 Invoices for approval**
It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-
5353 - J Clawson
5757 – Arragon Properties Ltd
5816 – Manx Utilities
5817 – Manx Utilities
5820 – Manx Utilities
5821 – Douglas Borough Council
- 20/042 Staffing Review**
The Commissioners considered a report from the Clerk regarding the role of the Housing Officer and the recommendation that a member of staff be recruited to assist the officer in her duties.

Whilst provision was made in the budget, the Board were aware of the Department's long term stated aim of moving toward policy making rather than operational management. A discussion was held on whether the Department of Infrastructure would release a member of staff to the Commissioners and it was **unanimously resolved** that the Clerk would write and seek their views.
- 20/043 Area Plan for the East**
Consideration was given to the Inspector's report and the Chairman expressed his concern over the inconsistent approach to the zoning of land and that not enough emphasis had been placed on the use of brownfield sites.

It was **unanimously resolved** that the Chairman would contact the Cabinet Office.
- 20/044 Refuse Contract – Appointment of Contractor**
It was noted that the tenders had been opened by the Chairman and Deputy Clerk prior to the public meeting and the most competitive price had been submitted by Kinrades Haulage Ltd.

The Commissioners were advised that the company was a contractor experienced in work with local authorities and it was **unanimously resolved** to note their selection.
- 20/045 Estimates 2020/2021 & Setting of the Rate for 2020/2021**
A lengthy discussion was held on the matter and decisions were made on the continuation of existing services, any increase in costs to existing services, any development of other services and projects and opportunities to increase income.

It was unanimously resolved that funding should be given to cover increased costs on existing services and that businesses cases could be made for new projects:

Increased cost of existing services:
- Election costs
 - Increase in staff costs PSC % increase and additional staff
 - Increase in IT costs – contracts software and replacement iPads
 - Increase in street lighting costs – column testing
 - Increase in waste charges at Energy from Waste facility
 - Increase in Refuse Collection: New Contract Kinrade Brothers – Improved services
 - Increase in Recycling Services – new Contract Douglas Corporation – improved services

- Increase in litter costs – 13 replacement bins

Increased income:

- Increases in Search fees: Increase by £5 for each search
- Increases in Hall Session rates +2.50 per session

New projects:

- Electric Van
- Purchase of a further 100 recycle trollies
- Community Bulb Planting – appeal for groups and companies to come forward to take part in this as a community eco project that reduces necessity for grass cutting early in the season.
- Purchase of land at Union Mills Sewage Treatment Works
- Design fees for proposed new Eastern Civic Amenity Site

After all the preceding matters were calculated it was acknowledged that funding additional to the previous year's income would be required.

It was **unanimously resolved** that the rate from the Municipal Year 2020/21 should therefore be set at 203p in the pound which was an increase of 2p.

20/046 Appointment of Returning Officer for Local Election - April 2020

Consideration was given to a report from the Clerk relating to the need to appoint a Returning Officer for the forthcoming local election in April.

It was **unanimously resolved** that the Clerk would be appointed to the position.

20/047 Lease charges for Union Mills Football Club

A discussion was held on the matter which had previously debated at a meeting on 29th November 2018.

It was noted that the Department of Health wished to increase the lease charges to the Commissioners for the two fields at Garey Moar that measured 11.3 acres in total. The field is divided into two pieces, 1.31 acres to Mr Leece and 9.9 acres to Union Mills FC

The Department advised that the lease will increase from to £862.50 to £1500 and that was to apportioned between each piece of land.

It was agreed that these charges should be passed on to the sub-tenant.

The Commissioners also considered the 13.2 acres of their own land that they also lease to Union Mills, and felt that the rent should also increase at the same ^{£1000 = 1} in the same proportion.

It was **unanimously resolved** to notify the tenants accordingly.

Planning

20/048 Planning Applications

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

- PA19/01455/C – Mr L France – Change of use to animal hydrotherapy and rehabilitation centre – Unit 2, Block C, Eden Business Park, Braddan
- PA20/00001/D – B&Q – Installation of illuminated & non illuminated signage – Unit 35, Spring Valley Industrial Estate, Braddan

20/049 Planning Approvals

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

- PA19/01072/B - Mr Daniel & Mrs Jade Zorab - Variation of condition one of PA 15/01027B, 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
- PA19/01199/B - Jacksons (Isle Of Man) 2015 Ltd - Installation of an entrance canopy - Jacksons Car Sales, Jacksons Ltd, Eden Business Park, Cooil Road, Braddan

20/050 Private

Renewal of 5 Year Tenancy – Tenant 017 & Property 425

Consideration was given to the following tenancy agreement:-
Tenant 017 & Property 425

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

20/051 Section 2

1. Rent Arrears
2. Shared Housing Waiting List
3. Christmas Party Contributions - Thank you – Union Mills Rainbows & Kewaique School
4. Alleged Breach of Planning Control – Parking of vehicles within conditioned exclusion zone, Jacksons Car Sales, Eden Business Park, Braddan

20/052 Any other business

1. The Clerk advised that the tenant of the adjoining property, Little Cherubs Nursery, asked if the business could use the Memorial Hall as a muster point for their children in the case of an emergency.

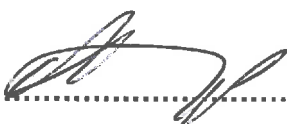
It was **unanimously resolved** that they had no objection to the proposal and the Clerk should make the necessary access arrangements.

20/053 Date for Next Meeting

The dates for the next meetings were set for:-

6th February 2020

There being no further business, the meeting ended at 4.30 pm.

Signed 

Date 5/2/2020

