

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 6 February 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

20/054 Apologies for absence

There were no apologies received for absence.

20/055 Declaration of Interest

Mr Quaye confirmed again his interest in the Item that will be discussed in "Matters Arising" relating to the Sewerage Works.

Mr Dentith declared an interest in Agenda Item 4.

20/056 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.

20/057 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 11 – Tenancy Agreements for signing to Private.

20/058 Minutes of previous Meeting

The Minutes of the Meeting held on Thursday 23 January 2020 were **unanimously approved** as a correct record of proceedings.

20/059 Matters Arising**i) Bid for Sewerage Works: Minute 20/006 (i)**

The Chairman invited Mr Quaye to leave the meeting.

The Clerk advised the Commissioners on his recent discussions with Manx Utilities and the options they thought were available.

The Clerk confirmed to the MUA that if they wished to offer the land for sale, there were only two accesses. One was controlled by Manx Independent Carriers and the other by the Commissioners, which restricted their options.

The Clerk was asked to speak to the Government Valuer again about his valuation of the land and determine if he had taken into consideration the access issue.

The Commissioners **unanimously resolved** for the Clerk to enter into further negotiations with the MUA in the light of his discussions with the Government Valuer.

Mr Quaye was invited back into the meeting.

ii) ECAS- Civic Amenity Site: Minute 20/006(ii)

The Clerk advised that a full report was being prepared by officers for consideration at the next ECAS meeting, and he had also determined that there was no reason why five different Authorities could not be named on the Deed of Purchase for any new property.

It was **unanimously resolved** to await the next meeting.

iii) Heritage Trail Ditching: Minute 20/006(iii)

Mr Quaye advised that he and Mr Dentith had visited the site and felt that clearing the ditch should resolve the situation.

It was **unanimously resolved** to obtain a price for the revised work.

iv) Recycling Trolleys Minute 20/006(iv)

The Clerk reported that he now awaited a delivery date for a further 200 trollies.

It was **unanimously resolved** to await further details.

v) Port Soderick Hall – lease Minute 20/006(v)

It was **unanimously resolved** to note that work was progressing on the compilation of a “licence to occupy” and that would include all land to the left of the entrance into the car park

vi) Defibrillator- Snugborough Trading Estate Minute 20/006(vi)

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

vii) Area Plan for the East Minute 20/043

The Chairman advised that he had contacted the Cabinet Office on the matter but had not received a reply at the time of the meeting.

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

20/060 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

20/061 Chairman’s Announcement

The Chairman did not wish to make any announcement.

20/062 Questions from Members of the Public

There were no questions from Members of the Public.

20/063 Environmental Issues

There were no matters put forward.

20/064 Lewin – Bankruptcy

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

20/065 Mullen Doway – Update

The Commissioners had visited the site prior to the meeting.

The Clerk provided further updates on:-

- The drainage solution
- The need to remove more trees on the bank on Peel Road to allow services to be installed
- The problems with determining land ownership so that Wayleaves could be drawn up to allow the services to be installed

Section 1

- 20/066 Invoices for approval**
It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-
5785 – B&R Consulting (IOM) Ltd
5587 – Hanley & Bell
5836 – Manx Roots
5841 – Ellis Brown
5845 – Douglas Borough Council
- 20/067 Braddan School Crossing Scheme**
The Commissioners considered correspondence from the Department of Infrastructure regarding a proposed new road layout and crossing scheme on Braddan Road and **unanimously resolved** to note the matter.
- 20/068 Complaints Policy & Procedure – update**
Consideration was given to a report from the Clerk, requesting the Board's approval for an amended the Complaints Policy & Procedure.

It was **unanimously resolved** to adopt the new Complaints Policy and Procedure
- 20/069 PA19/01448/B – Blacks (IOM) Ltd – Former Parkinsons builders yard**
Mr Dentith declared an interest in the matter as he was a close personal friend to the property owner. The Chairman advised that he could remain in the room, but could not participate in the discussion or any vote.

Careful consideration was given to various pieces of correspondence from residents living adjacent to, or across the river from, the site for which the owner was seeking planning approval for the development of industrial units.

It was noted that the planning application had been submitted as the previous approval for the same style of development had now expired. It was also noted that the application had been considered at a Commissioners' meeting in January and no objection had been raised.

The Commissioners were sympathetic to the residents' concerns and felt the situation would not have arisen if their proposals for the Eastern Area Plan had been accepted by the Inspector.

It was **unanimously resolved** that a letter would be written to the Planning Committee reasserting their preference for the central valley from Braddan Bridge to Snugborough should be zoned for housing and not industrial use.
- 20/070 Highway Clearance – Additional Funds requested**
Consideration was given to a report from the Community Warden which gave an update on the progress of the contractor who was now seeking further funds for the project that had turned out to be more extensive than anticipated.

It was **unanimously resolved** to defer the matter to the next meeting to allow time for the contractor to advise on the prospective tipping charges.
- 20/071 Reform of the Planning System – Proposed amendments to Increased Permitted Development**
Consideration was given to correspondence from the Planning Department regarding the proposal to expand the scope of the Permitted Development guidelines

It was **unanimously resolved** to note the proposal which they felt was a worthwhile exercise.

20/072 Staffing Review

Consideration was given to a further report from the Clerk relating to the need for additional administrative support in the office.

Whilst the principle of additional staff was accepted, a discussion was held on the grading of the post.

Eventually it was **unanimously resolved** to defer the matter to the next meeting to allow the Finance Officer to produce information on the cost implications.

20/073 Tenants' Pet Policy – for approval

Consideration was given to a report from the Research and Development Officer regarding a draft Pet Policy for tenants.

It was **unanimously resolved** to adopt the new policy document.

20/074 Housing Allocation Policy – for approval

Consideration was given to a report from the Research and Development Officer regarding a draft Housing Allocation Policy.

It was **unanimously resolved** to adopt the new policy document

20/075 Draft Tenants' Newsletter

Consideration was given to a Draft Tenants' newsletter and a number of suggestions were put forward.

It was **unanimously resolved** to await a final draft.

Planning

20/076 Planning Applications

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

- PA20/00024 – Mr P Doyle – Conversion of existing workshop to new dwelling – Woodstock, Vicarage Road, Braddan
- PA20/00025 - Mr D Wormald – Alterations and erection of a single storey extension to the rear of the property – Hampton Manor, Quines Hill, Port Soderick, Braddan
- PA20/00039 – Mr S Partridge – Replacement of existing conservatory roof with tiles – 5 Ashen Bank, Tromode Woods, Braddan, IM4 4TP
- PA19/00404/C – Mr P J Kaneen – Change of use of part of workshop as micro brewery – Kaneens Garage, Main Road, Union Mills, Braddan – AMENDED PLANS

It was **unanimously resolved** to advise the Planning Committee that the Board wished to object to the planning applications below:-

- PA20/00062/D – Cu-Plas Callow Ltd – Erection of non-illuminated signage board - Unit 18, Snugborough Trading Estate, Union Mills, Braddan
The Commissioners wish to object to this application as they do not wish to see a proliferation of signage along the hedgerows on the main Peel Road.
- PA20/00063/D – Cu-Plas Callow Ltd – Erection of non-illuminated signage board - Unit 18, Snugborough Trading Estate, Union Mills, Braddan
The Commissioners wished to object to this application as they have already provided a communal sign at the entrance to the Trading Estate in an attempt to cut down on

the amount of signage at the entrance to the estate. They believe that adding another large sign in this area would be unsightly.

- PA20/00058/D – RL360 Management Services – Installation of illuminated information signage – Left hand side of entrance to International House, Isle of Man Business Park, Braddan

The Commissioners wished to object to this application, as they would prefer the proposed sign be down lit not up lit in order to limit light pollution.

20/077 **Planning Approvals**

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

PA19/01008/B - Braddan Parish Commissioners - Erection of public toilets, seating area and canopy - Cronk Grianagh Park, Strang, Braddan

Private

20/078 **Tenancy Agreements for signing**

Consideration was given to the following tenancy agreements:-

Property 062 & Tenant 537

Property 071 & Tenant 558

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

20/079 **Tenancy issues**

The Clerk advised that he had sought legal opinion on a situation where a tenant had passed away and an adult child had attempted to claim the tenancy but was not paying all the rent leaving a debt in excess of £1300.

The person had agreed to return the keys as they had found alternative accommodation, and clear the debt.

The Clerk recommended the Board wait until the keys were returned and the debt paid, but if not, the matter should be taken to the Small Claims Court.

It was **unanimously resolved** to note the report and accept the recommendation to take the matter to the Small Claims Court if a substantial amount of the debt was not cleared.

20/080 **Section 2**

1. Rent Arrears
2. Shared Housing Waiting List
3. Downloaded data – Smiley Sid – Vicarage Road & Strang Road
4. Heritage Trail car park – Commuter bike nests paperwork
5. Waste Services
6. Annual Review of Planned Maintenance
7. Breach of Planning Control

20/081

Date for Next Meeting

The date for the next meetings was set for:-

20th February 2020

There being no further business, the meeting ended at 5.15 pm.

Signed *[Signature]*

Date *20/2/2020*

CHAIRMAN'S
INITIALS

[Handwritten Initials]