

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**held at the Commissioners' Office, Close Corran, Union Mills, Braddan**  
**at 2pm on Thursday 20 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

**20/082 Apologies for absence**

Miss Corkill had advised the Deputy Clerk that she would be arriving late due to family commitments. She arrived at 3.15pm. There were no other apologies received for absence.

**20/083 Declaration of Interest**

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

**20/084 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.

**20/085 Deferral of Matters on the Agenda to Private**

There were no matters deferred to Private.

**20/086 Minutes of previous Meeting**

The Minutes of the Meeting held on Thursday 6 February 2020 were considered. Mr Dentith wished the minutes be amended to reflect the fact that he had actually left the room whilst the discussion took place about planning application PA19/01448/B Subject to this amendment it was **unanimously approved** as a correct record of proceedings.

**20/087 Matters Arising****i) Bid for Sewerage Works: Minute 20/059 (i)**

The Clerk advised that an offer of £165k offer for the site had been made and left on the table for Manx Utilities to consider.

Mr Quaye advised that he had also had recent discussions with Adrian Dobbins from MUA, about the land for sale but he was unable to make any comment without his Board's approval.

Again there was some concern expressed by the members that this land had been taken from the Authority for possibly £1 and it was being offered for return for £185,000.

Finally it was **unanimously resolved** that the offer of £165,000 would be withdrawn and the Clerk would undertake further research on the ownership of the land and whether there was a return clause when the land was taken from the Commissioners.

**ii) ECAS Committee: Minute 20/059 (ii)**

The Clerk confirmed that all Commissioners had been issued with a copy of the report prepared by officers in relation to the future of the Eastern site.

It was **unanimously resolved** that at the next Committee Meeting Mr Dentith would again confirm the Boards support for the purchase of land at Middle Park on a design and build scheme with Dandara Ltd.

**iii) Heritage Trail Ditching: Minute 20/059 (iii)**

Consideration was given to a revised quotation from Equi-Ag Ltd to carry out additional ditching work along the Heritage Trail.

Discussion took place and it was **unanimously resolved** to accept the revised quote on condition that the contractor met with Mr Dentith onsite prior to any work commencing to discuss the scope of the works.

**iv) Port Soderick Hall – lease: Minute 20/059 (v)**

It was **unanimously resolved** that the Clerk would draft a Licence to Occupy for the next Board meeting.

**v) Defibrillator- Snugborough Trading Estate Minute 20/059 (vi)**

It was **unanimously resolved** to note that the Clerk was awaiting a response from Mr Benson from the Rushen Emergency Ambulance in relation to this matter.

**20/088 Matters for Consideration from Section 2**

There were no Matters for Consideration from Section 2.

**20/089 Chairman's Announcement**

The Chairman did not wish to make any announcement.

**20/090 Questions from Members of the Public**

There were no questions from Members of the Public.

**20/091 Environmental Issues**

There were no matters for discussion.

**20/092 Lewin – Bankruptcy**

The Clerk advised that he had contacted Mr Mitchell the Trustee In Bankruptcy and had discussed the issues surrounding seeking the recovery of some of the Commissioners' costs.

It was **unanimously resolved** to await further advice from Mr Mitchell.

**20/093 Mullen Doway – Update**

The Clerk reported that the work had fallen behind due to the drainage issues which had recently been resolved. This would now allow work to start on the remaining block, but licences for the removal of 8 trees at the Peel Road entrance was awaited.

The Clerk was asked to seek a revised schedule when the licences had been obtained and a realistic timescale could be determined

The Commissioners again expressed grave concerns over the delays and potential cost overruns. It was felt that the QS should be invited to the next meeting for a discussion as he had a clearer understanding of the cost problems.

**20/094 Strang Corner Field – Update**

The Clerk reported that tender invites had now been issued and the closing date was 13<sup>th</sup> March 2020.



It was **unanimously resolved** to note the date but the Chairman asked that, on receipt of the tender bids, the architect should be invited to a meeting to discuss the carbon footprint of the building, energy efficiency and sustainable building materials.

### **Section 1**

#### **20/095 Invoices for approval**

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

5853 – Prescott Associates  
 5855 – Cedar  
 5873 – Bell Burton Associates  
 5880 – Manx Roots  
 5885 & 5919 – Department of Infrastructure  
 5892 & 5893 – IDG Ltd  
 5593 – Equi Ag  
 5826 – Hanley & Bell  
 5932 – Mullen Consulting

#### **20/096 Tynwald Order Paper for February – Local Election Legislation**

The Commissioners considered correspondence from the Department of Infrastructure regarding minor amendments to the Local Election legislation being considered at the February sitting of Tynwald, in time for the Local Elections in April 2020.

The Legislation being:-

Local Election (Amendment) Rules 2020  
 Local Elections (Fees) Order 2020  
 Local Elections (Absent Voters) (Amendment) Regulations 2020

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

It was **further resolved** to note that if there was a contested election, the candidates would be given the opportunity to share postage costs for their manifestos to be sent to households in the parish.

#### **20/097 Charity Event – Bra Dash – IOM Business Park – April 2020**

Consideration was given to an email advising the Board that there was to be a Bra Dash held in aid of the Breast Cancer Now charity, around the IOM Business Park on 30 April 2020.

It was **unanimously resolved** to advise the organisers that the event had the support of the Board.

#### **20/098 Manx Wildlife Trust – Corporate Membership**

The Board considered correspondence from the Manx Wildlife Trust, drawing their attention to the availability of Corporate Membership for organisations such as the Authority.

It was **unanimously resolved** to advise the Manx Wildlife Trust that the Board were grateful to be offered the opportunity to join, but as they felt they were sufficiently committed with other schemes to meet the same aims, they would respectfully decline the offer.

- 20/099 Arbory Parish Commissioners' Civic Sunday**  
Consideration was given to an invitation from the Chairman of Arbory Commissioners to attend their annual Civic Sunday on 15 March.
- It was **unanimously resolved** that Mr Mellon would attend on behalf of the Board if he was available.
- 20/100 Lighting Scheme – Mullen Doway**  
The Commissioners considered a quotation from Manx Utilities to install the external lighting at Mullen Doway at a cost of £18,063 + VAT.
- It was **unanimously resolved** to accept the quotation.
- 20/101 Braddan Parish Commissioners Fixed Term Tenancy Policy**  
Consideration was given to a report from the Research & Development Officer regarding adopting a Fixed Term Tenancy Policy, based on a document produced by the Department of Infrastructure's Housing Department. The policy would explain the process behind the five year tenancy reviews and ensure that both staff and tenants were aware of how it would work in practice.
- It was **unanimously resolved** to accept the recommendation and approve the document.
- 20/102 Parish Newsletter 2020/2021 - Draft**  
Consideration was given to a draft Parish Newsletter which was to be sent out with the rate demands in April 2020.
- It was **unanimously resolved** to make the changes suggested and await a further draft no later than Monday 24 February.
- 20/103 Tenants' Newsletter – Draft – for approval**  
Consideration was given to a further draft of the Tenants' Newsletter that was to be sent out with the Rent Increase letters at the end of February.
- It was **unanimously resolved** to approve the Tenants' Newsletter.
- 20/104 Draft Area Plan for the East – Modifications to Draft Plan**  
Consideration was given to correspondence from the Board's Planning Consultants, Pegasus Group, advising that the consultation on the proposed Modifications to the Draft Area Plan for the East was now open for comments until 14 April 2020.
- It was **unanimously resolved** to discuss this matter further at the next Commissioners' meeting as the Board wished to challenge the Cabinet Officer over the proposed green gaps and development boundaries
- 20/105 Highway Clearance**  
The Board considered a report from the Community Warden, setting out options in relation to the request for additional costs incurred by the contractor over clearing the roadways of soil and mud and the disposal of material.
- After discussion, it was **unanimously resolved** to offer the contractor £25k as full and final payment for the work.
- 20/106 Mullen Doway – Manx Utilities – Wayleave Agreement and Easements for signing**  
Consideration was given to a Wayleave agreement and Easements from Manx Utilities for the development at Mullen Doway.



It was **unanimously resolved** to approve the documents which were duly signed by the Chairman on behalf of the Authority.

**20/107 Manx Auto Sport – Manx Rally – 15 & 16 May 2020**

The Board considered correspondence from Manx Auto Sport regarding the dates and locations of the Manx Rally in May 2020.

It was **unanimously resolved** to thank Manx Auto Sport for notifying the Board and to ask them to advise all residents that would be affected by the various rally stages in advance. The Board also requested that Manx Auto Sport ensure all signage and tape was removed after the rally had ended.

It was further **unanimously resolved** to ask the organisers for their reinstatement policy for damage sustained to hedges and walls etc during the event.

**20/108 Administration Post – Funding Report**

Consideration was given to a report from the Finance Officer, setting out the financial implications of employing an administration assistant post.

It was **unanimously resolved** to advertise the post of Administration Assistant with the starting salary analogous to this grade of post in the Civil Service. An offer to join the Superannuation pension scheme was also to be offered.

The closing date for applications would be the middle of March and the interview panel would consist of the Clerk, Chairman and Vice Chairman.

**20/109 Targeted engagement on Isle of Man Climate Change Bill 2020**

The Commissioners considered correspondence from the Cabinet Office but felt they had insufficient time to provide a full response and it was **unanimously resolved** that an extension of time would be sought.

**20/110 Memorial Hall Acoustics**

Consideration was given to additional quotations to install acoustic panels in the Memorial Hall.

As the prices still seemed to be excessive a further suggestion of suspended woollen items resembling clouds was put forward.

It was **unanimously resolved** that this proposal should be investigated.

**20/111 Litter Collections**

The Board considered a report from the Finance Officer regarding the cost to provide a local volunteer group with some litter picking equipment as a thank you for their hard work.

It was **unanimously resolved** to meet the costs of the equipment.

**Planning**

**20/112 Planning Applications**

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

- PA19/01333/B - Corlett Sons & Cowley – Erection of a detached agricultural/industrial storage building – Corlett Sons & Cowley Yard, Main Road, Union Mills, Braddan



- PA20/00116/B – Mr M P Shimmin – Erection of an attached garage to side elevation – 27 Clybane Rise, Farmhill, Braddan
- PA20/00132/B – Mr L Cook – Replacement of conservatory roof with tiles – 2 Glen View, Union Mills, Braddan, IM4 4NE

**20/113 Planning Approvals**

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

- PA19/01346/B - The Childrens Centre - Installation of air source heat pumps and roof mounted solar panels - Wallberry Farm Old Castletown Road Douglas Isle Of Man IM4 1AQ
- PA19/01364/B - Mr Daniel Rzepka - Erection of a front porch - 73 Cronk Grianagh Estate, Braddan Isle Of Man 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 Braddan Isle Of Man IM4 4QJ
- 19/01245/B - Mr Rob Cowley - Installation of a rear dormer window - 3 Ballamillaghyn Estate, Mount Rule, Braddan, Isle Of Man IM4 4HU

**20/114 Any Other Business**

- 1) A concern was raised about low hanging branches on the Heritage Trail that may cause issues for horse riders.
- 2) A report on the cause and solution to the mud cascading down the road at Mount Rule was requested for the next meeting.
- 3) An update on the agreement with the Department of Health for Stephen Christian Ltd to use the former Mannin Infirmary site for a builders storage yard was asked for the next meeting.
- 4) The Clerk invited suggestions from the Board on matters that could be brought forward for the consideration of the recently re-instated Central Traffic Management Liaison Group.

**20/115 Section 2**

1. Rent Arrears
2. Shared Housing Waiting List
3. Rates – 1st Supplemental List 2020
4. SIDS Data – Main Road, Union Mills

**20/116 Date for Next Meeting**

The date for the next meetings was set for:-

5<sup>th</sup> March 2020  
17<sup>th</sup> March 2020  
2<sup>nd</sup> April 2020

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

Signed .....

Date ..... 5/3/2020 .....