

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 5 March 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

20/117 Apologies for absence

There were no apologies for absence.
Mr Quaye left the meeting at 3.50pm due to other commitments.

20/118 Declaration of Interest

Mr Quaye confirmed again his interest in the Item relating to the Sewage Works.

20/119 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.

20/120 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 8 – Tenancy Agreement for signing to Private.

20/121 Minutes of previous Meeting

The Minutes of the Meeting held on Thursday 20 February 2020 were **unanimously approved** as a correct record of proceedings.

20/122 Matters Arising

i) Bid for Sewerage Works: Minute 20/087 (i)

The Clerk advised that Manx Utilities were in the process of obtaining legal advice from the Attorney General's Office about the issue. He confirmed that he was attempting to establish the ownership of the land. Research to date had confirmed that there was a Union Mills Drainage District Transfer Order 1984. The order, with effect from the 1st April, 1985, transferred responsibility for the Union Mills Special Drainage District (including the sewage works and all public sewers) from Braddan Parish Commissioners to the Local Government Board.

The Clerk observed that if the Authority was going to purchase land, borrowing would be required as would a business case and a draft copy of deed. It would be worth getting advice from Callin Wild who would answer the ownership questions anyway.

It was **unanimously resolved** that to enable the Board to consider the matter further they would await a copy of the original deed from Manx Utilities.

ii) ECAS Committee: Minute 20/087 (ii)

The Clerk advised that Mr Dentith had attended the meeting on behalf of the Board and he confirmed all the Authorities present had agreed to relocate the Eastern Civic Amenity Site. Onchan District Commissioners were not represented, but had noted the proposal and were content for them to move forward to discussions with Dandara for purchase of the land and the Design and Build Scheme.

It was **unanimously resolved** to note that Douglas Borough Council would progress the matter further with Dandara.

iii) Heritage Trail Ditching: Minute 20/087 (iii)

Mr Quayle advised that he had met with the Community Warden and the contractor on site. Discussions were held on the scope of the works, which had increased from the original quotation. It now included the removal of trees and the creation of a ditch to improve the drainage due to a land slip. The additional works would cost £800, bringing the total cost of the work to £2k.

Discussion took place and it was **unanimously resolved** to approve the quotation.

iv) Defibrillator- Snugborough Trading Estate Minute 20/087 (v)

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

v) Highway Clearance: Minute: 20/105

The Clerk advised that the Contractor was still considering the Board's full and final offer of £25k in total to finish the work.

vi) Manx Auto Sport – Manx Rally – 15 & 16 May 2020: Minute 20/107

The Clerk advised that he had contacted the organisers of the Manx Rally and he had been advised that the event was fully insured and the stages were videoed before and after the event to log any damage caused.

vii) Memorial Hall Acoustics – Minute: 20/110

The Clerk confirmed that investigations into alternative solutions for improving the acoustics in the hall were ongoing. Mr Mellon advised that there was a possible opportunity to work with a person on island using local wool.

It was **unanimously resolved** that the Clerk would continue looking into this matter and report back to the Board.

viii) Litter Picking – Minute: 20/111

It was **unanimously resolved** to invite Plastic Busters to the next Board Meeting to present them with the new litter picking equipment as a thank you for their hard work.

20/123 Matters for Consideration from Section 2

Mr Mellon asked what items had been thrown over the side of Marine Drive and a discussion was had regarding disposal costs for televisions at the Civic Amenity Site.

It was **unanimously resolved** to raise this issue at the next ECAS Committee Meeting.

20/124 Chairman's Announcement

The Chairman did not wish to make any announcement.

20/125 Questions from Members of the Public

The Chairman welcomed Mr Brian Butler of Bell Burton Associates to the meeting. A discussion was held on the progress of Mullen Doway and the Board expressed their disappointment with the delays and increased costs associated with Mullen Doway.

The proposed development at Strang Corner Field was also discussed as the project was currently out for tender. Mr Butler advised that that the likelihood was that the tenders would be delayed and the projected cost was currently £6.9m.

The time being 2:35pm, the Chairman thanked Mr Butler for attending and he left the meeting.

20/126 Environmental Issues

There were no matters for discussion.

20/127 Lewin – Bankruptcy

There was no further update on this matter as the Clerk was still awaiting advice from Mr Mitchell.

20/128 Mullen Doway – Update

The Clerk advised that approval for the removal of the trees at the entrance to the site to allow Block C to commence had been received and the work completed.

20/129 Strang Corner Field – Update

The Clerk advised that he had been contacted by a private developer who was interested in aspects of the Strang Corner development. A meeting had been arranged on the island at the end of month.

It was noted that the Clerk would continue with his research.

Section 1

20/130 Invoices for approval

It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-
5970 – Douglas Borough Council

20/131 Monthly Reports

The Commissioners considered two monthly reports from December 2019 and January 2020 from the Finance Officer.

It was **unanimously resolved** to note the Financial Reports. The Clerk was also requested to investigate the air source heat pumps that had recently been installed in properties in the north of the island and report back to the Board.

20/132 Licence to Occupy – Port Soderick Recreation Hall

Consideration was given to a draft Licence to Occupy for the land adjacent to the Port Soderick Recreation Hall that was currently being used by Jelly Beans Nursery.

It was **unanimously resolved** to forward a copy of the draft licence to the owners of the Nursery for their comment.

20/133 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 advise the Cabinet Office that the Board would oppose the release of strategic reserve land in Braddan as in their opinion there were insufficient green gaps between development boundaries and that some sites could be released immediately for development such as Vicarage Road and Ballafletcher Road.

It was the Board's opinion that the Green Gaps needed to be secured and that the reserve site release mechanism should be challenged as the mechanism proposed by

the Inspector was more appropriate than the Cabinet Office's approach. It was felt that the present proposal offered the highest risk of coalescing with Braddan

The Board also wished to object to the decision not to rezone sections of the Snugborough valley from industrial use to residential.

20/134 Local Authority Questionnaire

Consideration was given to a questionnaire sent out to all Local Authorities from Local Democracy Reporter, Euan Gawne

It was **unanimously resolved** to respond to Mr Gawne's questionnaire as follows:-

1. What would your board consider to be the three most important achievements of the authority since the last election in 2016?
 - The sale of Cronkbourn Village to Arragon Jaguars Ltd in 2019 and the development of the 30 apartments at Mullen Doway as it's replacement.
 - The Shared Eastern Area Housing List and taking over the management of 37 Department of Infrastructure properties at Cronk Grianagh
 - The continuation of Kerbside Recycling, together with the recent innovation of recycling trolleys that have recently been made available to residents
2. What concerns are most often expressed by parishioners? (please chose three)
 - Traffic and highway issues
 - Hedge cutting (both for and against)
 - Outcome of the Area Plan for the East
3. What do you consider to be the most controversial decision taken by the board in the last four years?
 - The sale of Cronkbourn Village
 - The continuation of Kerbside
 - Moving all tenants onto 5 year Fixed Term Tenancies.
4. What would you consider to be the most important public event held in the parish?
Nationally: The TT
Locally: Braddan Parish Day and the annual Skate Jam at Cronk Grianagh Park
5. Has the board sought to work in collaboration with other authorities, and if so how, and to what benefit?
 - Yes, with differing amounts of success: Housing, Waste and Street Sweeping.

20/135 Targeted engagement on Isle of Man Climate Change Bill 2020

Consideration was given to correspondence from the Cabinet Office, seeking responses from stakeholders to inform the development of the Climate Change Bill 2020.

It was **unanimously resolved** to advise the Cabinet Office that there should be flexibility in the legislation to enable changes or modifications to meet the emerging circumstances as time progresses.

20/136 Isle of Man Civil Legal Aid Consultation

Consideration was given to correspondence from the Attorney General's Chambers in relation to a new consultation about Civil Legal Aid. The purpose of the Consultation is to seek people's views on the current Civil Legal Aid provision.

It was **unanimously resolved** that the Board would review the document and consider if any aspects would affect the Authority and require comment. The matter would be discussed further at the next meeting of the Commissioners.

20/137 Tynwald Select Committee on the Fireworks Act 2004

Consideration was given to correspondence from the Office of the Clerk of Tynwald, seeking the Board's views on changes to the Fireworks Act 2004 in response to a Petition from Judith Corrin concerning limitations to the sale of fireworks and the introduction of silent fireworks in rural areas.

It was **unanimously resolved** to advise the Select Committee that the Board would support the status quo, as they did not believe that the existing rules and legislation required amending.

20/138 UNESCO Biosphere Isle of Man Partnership

The Board considered correspondence from the Project Officer for UNESCO Biosphere Isle of Man, requesting that the Board update the Authority's entry on their website.

It was **unanimously resolved** to defer responding to the request, until the Commissioners had considered the draft entry provided by the Research and Development Officer.

20/139 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 approve the content of the Parish Newsletter.

Planning

20/140 Planning Applications

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

- PA20/00177/B – Temporary placement of a static home for duration of barn conversion works – Ellenbrook Farm, Old Castletown Road, Braddan, IM4 1AJ
- PA20/00194/B – Installation of air source heat pump – South Fork, 2 Church View, Braddan Hills, Braddan

20/141 Planning Approvals

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

- PA20/00001/D - Installation of illuminated and non illuminated signage - Unit 35, B & Q Store, Spring Valley Industrial Estate, Braddan, IM2 2QT
- PA19/00697/B - Alterations and erection of two storey rear extension - 18 Clybane Road, Braddan, Isle Of Man, IM2 2LP
- PA19/00404/C - Change of use of part of workshop as micro brewery - Kaneens Garage, Main Road, Union Mills, Isle Of Man, IM4 4AE
- PA19/01332/C Temporary use of rugby pitch and facilities as a camp site for TT Practice and Race Weeks - Ballafletcher Sports Centre, Strang, Braddan, Isle Of Man, IM4 4RA
- PA19/01422/C - Change of use of existing storage area, drivers mess and managers office to additional offices, lounge and general purpose room -British Red Cross Building, Isle Of Man Business Park, Braddan, Isle Of Man, IM2 2QZ

20/142 Private

Consideration was given to the following tenancy agreements:-

Property 050 & Tenant 539

Property 172 & Tenant 375

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

20/143 Any Other Business

1. A concern was raised about refuse bins being left on the road on the Ballaoates road
2. The question of providing free trees to residents to plant on their own properties was raised and it was suggested that more substantial specimens be offered by the Commissioners at the cost of £20 per tree. It was also suggested that some fruit trees could be planted in Cronk Grianagh.
3. A concern was raised about the standard of street sweeping in the parish and the Clerk confirmed the Community Warden was currently auditing the service and would report to the Board in due course.
4. A discussion was held about the delays surrounding the development at Mullen Doway and how this could be avoided in the future.
5. A concern was raised about the Gandey's Circus signs that had appeared around the parish. It was decided to contact their representative on the island to advise them that all signage should be removed immediately after the event. Fixed Penalty notices would be issued if the signage was not removed within a week.
6. The issue of Corona Virus was raised and it was agreed that staff would be paid as normal if they were sick as per the provision of their contracts of employment. They would however be requested to work from home if required to self-isolate. A contingency plan would be sent to Commissioners' staff setting out what would be expected from them were they to have to work from home.

20/144 Section 2

1. Rent Arrears
2. Shared Housing Waiting List
3. Marine Drive - Items thrown over the edge
4. Eastern Neighbourhood Partnership Group – Information Sharing Agreement

20/145 Date for Next Meeting

The date for the next meetings was set for:-

19 March 2020

2nd April 2020

There being no further business, the meeting ended at 5pm.

Signed

Date