

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 2 July 2020.

In Attendance

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

- 20/401 Apologies for absence**
Mr Mellon apologised for absence due to having to self-isolate following a COVID19 test. However he was able to be involved in discussions via video link although not being able to cast a vote on matters requiring a decision.
- 20/402 Declaration of Interest**
Mr Quaye declared an interest in the Item related to the Sewage Works.
Mr Quaye also declared an interest in the planning application by Manx Independent Carriers, namely PA20/00579/B
The Chairman agreed that Mr Quaye could remain in the room but not participate in discussions related to the items.
- 20/403 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.
- 20/404 Deferral of Matters on the Agenda to Private**
It was agreed that Item 9, Tenancy Agreements for signing and Item 5 – Mullen Doway Overspend, would be considered in Private.
- 20/405 Questions from Members of the Public**
At 3.30pm the Chairman welcomed Lauren McLachlan, Senior Health Improvement Officer, Public Health Directorate re: Smoke Free Hospitals.
The Commissioners discussed at length with Mrs McLachlan, the proposal to make the hospital and surrounding grounds smoke free.
They thanked her for her attendance and looked forward to further information as the implementation date of April 2021 grew closer.
- 20/406 Minutes of previous Meeting**
The Minutes of the meetings held on Thursday 18 June 2020 were **unanimously approved** as a correct record of proceedings.
- 20/407 Matters Arising**
i) Geary Mooar
The Clerk advised that he had written to the Department of Health accepting the rent increase for their land.

It was **unanimously resolved** to note that the Clerk had also forwarded to the Department the grant application from the football club for pitch maintenance which required their signature as land owner.
- 20/408 Matters for Consideration from Section 2**
There were no items for consideration

- 20/409 Chairman's announcement**
There was no Chairman's announcement.
- 20/410 Environmental Issues**
There were no matters for discussion.
- 20/411 Lewin – Bankruptcy**
It was **unanimously resolved** to note that there were no further developments.
- 20/412 Mullen Doway – Update**
The Clerk advised that the land where the gabions were positioned was being plotted on a plan for the purposes of agreeing any land rental with the adjacent landowner.

It was **unanimously resolved** to await further details.
- 20/413 Strang Corner Field – Update**
The Chairman welcomed Mr Chris Heginbotham, Government Valuer, to the meeting. He had been invited to discuss the cost and viability of the project given the tender price of £6.7m.

A lengthy discussion was held on the matter, and Mr Heginbotham commented that he had initial concerns about the scheme, but he had warmed to and felt on reflection it was a good proposal.

The Commissioners considered with him the price of each different aspect of the build and Mr Heginbotham suggested that the construction cost price was within the range he expected.

The Chairman thanked him for his advice and he agreed he would examine the potential rental returns for each area and advise the Commissioners accordingly.

Mr Shimmins MHK who had just joined the meeting advised that he was not able to comment specifically on the project due to his position in Treasury, but suggested if the Commissioners wished to press on with seeking a subvention from Central Government they really needed to make a strong case to the Treasury detailing the beneficial effects it would have on employment on the island, as well VAT, tax and National Insurance contributions it would feedback into the economy.
- 20/414 Local Government Reform**
There were no further developments on the matter and it was **unanimously resolved** that the Chairman would arrange a face to face meeting with the adjacent local authorities.

Section 1
- 20/415 Invoices for approval**
It was **unanimously resolved** to approve the following invoice in excess of £2k that required the authorisation of the Board:-
1. JRB Enterprises
 2. Watsons Nurseries
 3. Arragon Jaguar Ltd
 4. P Carey & Sons
 5. IOM Government
 6. B&R Consulting Ltd

- 20/416 Waste – Covid 19**
It was **unanimously resolved** to note that the Civic Amenity site was now fully operational and that a meeting of the Committee had been scheduled for Thursday 9th July 2020.
- It was noted that the collection of plastics on the kerbside service had recommenced.
- 20/417 Accounts – Draft Financial Statements Y/E 31 March 2020**
Consideration was given to the Draft Financial Statements for the Year Ended 31 March 2020.
- It was **unanimously resolved** to note the document
- 20/418 Braddan Parish Commissioners - Return to Work Policy COVID 19**
Consideration was given to a Return to Work Policy in relation to Covid 19 for Commissioners' staff.
- It was **unanimously resolved** to note the document but the Chairman suggested that there may be a need for different return to work policies; one for in the event there are active cases on island and another when there are no any active cases on the island.
- 20/419 Mullen Doway – Overspend**
It was **unanimously resolved** to defer this to Private.
- 20/420 Isle of Man Safeguarding Review**
Consideration was given to a report from the Isle of Man Safeguarding Board, detailing "The Learning from a Serious Case Management Review in Respect of Mr H".
- The Clerk advised that he had approached the Housing Section to determine their plans for training given that it was their responsibility for unified policies housing all island.
- The Clerk also suggested that the appointment of the new member of staff will provide more capacity to enhance the housing management function and improve housing inspections where problems are often identified.
- It was **unanimously resolved** to await further information.
- 20/421 Rates – Charitable allowances 2020-21**
Consideration was given to a report from the Finance Officer in relation to the granting of allowances granted to charities in the parish in respect of their rates for the 2020/2021 financial year.
- It was **unanimously resolved** to approve the allowances which amounted to £16,923.23 in respect of 14 charities.
- 20/422 HSBC Loan - Utilisation request No 4.**
It was **unanimously resolved** to approve and sign the Utilisation request to draw down £1,003,426 for the Mullen Doway project.
- 20/423 Land at Union Mills – Sewage Works**
It was noted that Manx Utilities had contacted the Clerk with a proposal that the site be sold off in two parts, and the area offered to the Commissioners would be at a sum of £90k.
- As Mr Heginbotham was still present at the meeting, the Commissioners took the opportunity to discuss the matter with him, in particular the high valuation of the land which was deemed to be unsuitable by Manx Utilities for development.

It was **unanimously resolved** that Mr Heginbotham would speak to Manx Utilities on the valuation and refer back to the Commissioners.

Mr Heginbotham left the meeting.

20/424

Alterations to Commissioners' Office

The Clerk put forward a proposal to re-organise the reception area to offer more security and privacy, to the members of staff working in the area and also to improve Health and Safety issues in the event of a future pandemic situation.

It was **unanimously resolved** to proceed with the project when the second quote for the work was received.

Planning

20/425

Planning Applications

It was **unanimously resolved** to approve the following Planning Applications:-

PA20/00579/B – Alterations, erection of extension and link extension and creation of multiple roller shutter doorways – Manx Independent Carriers Distribution Centre, Snugborough Trading Estate, Union Mills, IM4 4LG

PA20/00599/B - Creation of balcony & raised decking & erection of boundary fencing - Mr & Mrs K Kinrade

PA20/00589/B – Replace existing glazed conservatory roof tile – 10 Cronk Drine, Union Mills

PA20/00568/B - Erection of a detached building to provide a shed to replace existing summerhouse - 7 Church View, Braddan Hills

PA20/00612/B – Manx Utilities – Installation of ramp at rear/staff entrance – Manx Utilities Headquarters, IOM Business Park, Cooil Road, Braddan

20/426

Planning Appeals

It was **unanimously resolved** to note the following Planning Appeal:-

PA20/00324/C - Change of use from storage, distribution, and general industrial use (Classes 2.3 and 2.4) to include additional retail use (class 1.1) - Unit 14, Cooil Smithy, Isle Of Man Business Park, Braddan

20/427

Planning Approvals

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

PA20/00058/D - Installation of illuminated information signage - Left Hand Side Of Entrance To International House, Isle Of Man Business Park, Braddan

PA20/00116/B - Erection of an attached garage to side elevation - 27 Clybane Rise, Farmhill, Braddan

Private

20/428

Mullen Doway – Overspend

The Clerk advised that discussions had taken place with the Department of Infrastructure regarding the predicted £300,000 overspend on the scheme.

It was **unanimously resolved** to contact the insurers to seek their advice on any potential legal action.

20/429

Tenancy Agreements for signing

The Commissioners considered the following Tenancy Agreements:-
Property 072 with Tenant 223, and Property 058 with Tenant 453.

It was **unanimously resolved** to execute the Tenancy Agreements on behalf of the Authority.

20/430

Section 2

1. Rent Arrears
2. Letter from the Tynwald Commissioner for Administration

20/431

Any Other Business

The following matters were discussed:-

1. Trees – Cronk Grianagh Park

Miss Corkill asked for an update on the replacement of some of the older trees in the park. She was informed that it was an ongoing issue & further updates would be given in due course.

2. Bench – Cronk Grianagh Park

The Chairman asked why there was damage to the play surface by the swings. He was advised that a bench had been damaged and the area was due to be repaired.

3. Play Area – Cronk Grianagh Park

The Clerk was asked to consider the possible use of an area in the park for yoga or Pilates and seek price for a second slide.

4. Port Soderick Hall

The Chairman advised that he had attended their recent AGM and suggested that in the future, a possible consideration could be to sell them some land to allow them to build an extension to the rear of the building.

He also advised that they were still considering the licence for the area to the rear and side of the hall regarding the occupation and use of the grassed areas in those locations.

5. Standards of road sweeping on West Baldwin Road

The Community Warden was asked to investigate and get a cost for an extra sweep.

6. Restricted vision caused by ivy growth West Baldwin.

The Community Warden was asked to investigate.

20/432

Date of Next Meeting

The date for the next meeting was set for:-

16 July 2020

There being no further business, the meeting ended at

Signed

Date