

MINUTES OF BRADDAN PARISH COMMISSIONERS

held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 30 July 2020.

In Attendance

Mr A Jessopp Chairman
Miss C Corkill Vice Chairman
Mr N Mellon (arrived at 2.10pm)
Mr J Quaye
Mr J C Whiteway Clerk
Miss M J Radcliffe Deputy Clerk & Finance Officer

20/465 Apologies for absence

The were no apologies for absence.

20/466 Declaration of Interest

Mr Quaye declared an interest in the matter relating to the former Union Mills Sewage Plant

20/467 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.

20/468 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** that Item 3 relating to land banking was commercially sensitive and should be discussed in Private.

20/469 Questions from Members of the Public

The Chairman welcomed Mr Bregazzi to the meeting who wished to discuss further the speed of traffic through the Village. Mr Bregazzi produced a record of times that he had observed vehicles breaking the speed limit (based on the Smiley Sid signs) or had in his opinion driven dangerously. He confirmed he had not reported any of the incidents to the Police.

After some discussion he was asked to provide the Community Warden a copy of his evidence which he would raise with the Police.

At 2.15 Mr Bregazzi left the meeting.

20/470 Minutes of previous Meeting

The Minutes of the meetings held on Thursday 16 July 2020 and Wednesday 22 July 2020 were **unanimously approved** as a correct record of proceedings.

20/471 Matters Arising**(i) Port Soderick Hall: Minute 20/439 (i)**

The Clerk advised that it had been determined that the annual insurance premium for the Hall was now £316, and it was agreed that it should be confirmed to the Charity that they would be responsible for their own insurance from April 2021.

The charity asked the Commissioners about their powers once they had taken over the responsibility for the play area and it was **unanimously resolved** that it could be confirmed that they would have total control over who had access to the area and signage could be installed for that purpose.

However any major changes such as creating large flower beds or vegetable plots needed to be agreed with the Board.

ii) Road sweeping

The Clerk advised that the Community Warden was seeking the details of appropriate contractors to undertake ad-hoc manual clearing of the roads where the road sweeping machine had been unable to clean.

On the subject of road tidiness it was felt that they should recognise in some way the stalwart work of Keith Shimmin who keeps the public land at Keristal on the Marine Drive well groomed and neat and tidy.

It was **unanimously resolved** that Mr Shimmin should be invited to a meeting so that the Board could thank him for his work.

(iii) Heritage Trail – fencing contract

The Clerk advised that the selected contractor was not now in a position to undertake the contract.

It was **unanimously resolved** that a further price would be obtained but the other tenderers be given the opportunity to resubmit a price should they wish.

The Community Warden would co-ordinate the matter.

20/472 Matters for Consideration from Section 2

There were no items for consideration

20/473 Chairman's announcement

The Chairman advised the members that he would be standing at the forthcoming Bye Election for South Douglas representing the Green Party. However he advised that he wished to continue as a Commissioner during the intervening period.

The Board wished him well at the election due on 27th August 2020.

20/474 Environmental Issues

There were no matters for discussion.

20/475 Lewin – Bankruptcy

It was **unanimously resolved** to note that there were no further developments.

20/476 Mullen Doway – Update

At the earlier site visit it had been noted that the work was continuing at a good pace but it was unlikely that the contractors would catch up with the 24 week delay.

It had also been noted that work was hampered due to the slow delivery of materials due to suppliers closing down over the pandemic period.

In terms of any potential legal action due to non-performance, the Clerk advised that he was still awaiting confirmation from the insurers of the limit of their indemnity cover.

20/477 Strang Corner Field – Update

The Chairman advised that he had spoken to Mr Cannan MHK Minister for IOM Treasury who was unable to offer the Commissioners any assistance.

A further debate was held on the viability of the project and whether it was possible to fund the scheme without a subvention from Central Government.

It was **unanimously resolved** that a special meeting would be held on Thursday 6th August to reconsider the finances of the project, and that selling assets should form part of the discussions.

20/478 Section 1

Invoices for approval

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

- J Clawson
- Ellis Brown
- Cedar
- Department of Infrastructure
- Manx Utilities

20/479 Department of Infrastructure – Agreement for Management of Housing Stock – Cronk Grianagh

The Finance Officer reported that the Commissioners had been approached by the Dol with a view to entering into a formal agreement for the management of their Housing Stock at Cronk Grianagh.

A copy of the draft agreement was produced with the proposal that the new agreement would replace the existing Pilot Scheme agreement and would run for a period of 4 years plus a possible 1-year extension, with the fees subject to negotiation.

A discussion was held on the fees payable and the commencement date with options being November 2020 or April 2021.

The Finance Officer also raised the possibility of the Commissioners collecting the rent for those properties which are presently collected by the Department. It was agreed that this could be given further consideration after the Department had introduced their new housing management software package later in the year.

Finally it was **unanimously resolved** to enter into the four year agreement with the Department with the preferred start date being after April 2021. The Finance Officer was to finalise the financial agreement within parameters agreed by the Board.

20/480 Gran Fondo - 2020

Consideration was given to information received regarding the route and road closures for Gran Fondo bicycle event scheduled to take place on the 29th & 30th August.

It was **unanimously resolved** that there was no objection to the proposal which would actually only affect two properties in the Parish, and allowances would be made for these people to leave or return home during specified hours.

20/481 Trees and High Hedges Complaint

Consideration was given to a report from the Community Warden regarding an ongoing Trees and High Hedges Complaint.

Given that it was currently the nesting period for birds it was **unanimously resolved** that they would not insist that hedge be cut until the end of the nesting period which was 31st August 2020.

20/482 Damage in Cronk Grianagh Park

Consideration was given to a report from the Community Warden in relation to damage probably caused by a group of youths who were using the park for parties and drinking.

It was suggested that the problem could be reduced if the area where the youths congregated was open for view, and that the trees could be cut back to achieve this.

After a lengthy discussion it was **unanimously resolved** that the situation would be best managed by the Police who should be encouraged to make more regular visits to the park.

It was noted that the hedges were to be cut back later this year as part of the 5 year woodland management plan.

20/483 Isle of Man Climate Change Bill Consultation

Consideration was given to the consultation document.

The Chairman encouraged the members to attend the public presentations at the Sea Terminal to assist them in completing the response document.

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

20/484 Together Apart - Art Project – Covid 19

The Commissioners considered correspondence from Eve Adams, a local artist who was organising a large community art project, funded by the IOM Arts Council to commemorate the local experience of lockdown. Ms Adams was seeking the Board's permission to use the Commissioners' Office as a collection and drop off point for the template sheets.

It was **unanimously resolved** to advise Ms Adams that the Commissioners would be pleased to help and the leaflets could be left at the counter and at the Memorial Hall.

20/485 Relabelling street lights

Consideration was given to a report from the R&D Officer regarding the purchase of a new labelling system for the Commissioners' street lights.

The price quoted, £4000, for the production and fitting of the labels by the MUA was felt to be excessive and it was **unanimously resolved** to examine alternative solutions to the problem.

20/486 Braddan Housing Byelaws 2020 – for signature

It was **unanimously resolved** that the document could be signed by the Chairman and Clerk.

20/487 Local Authority Merger

The Chairman advised that following a meeting with the Commissioners from Santon, it was agreed that they would consider merging both Authorities to create a Middle Parish Authority on similar principles as the recent Garff Parish Authority.

He wished to put forward the following proposal:

That subject to the approval of the Department of Infrastructure, the Commissioners of the Parish of Braddan agree to progress a scheme to merge with the Commissioners of the Parish District of Santon.

It was **unanimously resolved** to accept the proposal and await formal confirmation from Santon that they also wished to proceed.

20/488 Condition of Wheelie Bins

Consideration was given to a report from the Finance Officer regarding the reported poor standard of the larger bins. The Chairman asked about funding and the Finance Officer advised that the funding for this year had all been spent.

The Commissioners were also advised that the contractor was able to undertake some minor repairs to keep some of the bins operational.

It was **unanimously resolved** that the Finance Officer would identify for the next meeting any unspent funds that could be used to purchase more bins.

20/489 Maximum Speed Limits

After careful consideration of the proposal for the introduction of a blanket speed limit in towns, it was **unanimously resolved** that it would be better if the appropriate speed limit was set given the topography, properties and types of facilities in the area rather than being one set speed.

20/490 Weed Spraying

A report from Community Warden was considered regarding the additional growth of weeds this year and he suggested that the Board consider twice yearly sprays.

It was **unanimously resolved** that the work for this year needed to be completed and twice yearly sprays would form part of considerations at the estimates process for the next year.

20/491 Trees – Snugborough Housing Estate

The Board considered a report from the Community Warden advising that extensive work was required on trees in and around the Commissioners Offices and on properties at Close y Locker overlooking the Heritage Trail.

It was agreed that any trees that were in imminent danger of falling should be removed immediately. Advice should be sought from DEFA in relation to the trees that should be cut down. It was noted that there was an agreement with DEFA to manage trees on the Heritage Trail without referring back to them.

With the total cost of all the work estimated to be in the region of £10,000 it was **unanimously resolved** that Mr Dentith would meet the Community Warden to review the proposal.

20/492 Braddan Recycling Contract – Douglas Borough Council

After careful consideration it was **unanimously resolved** to sign the three year agreement for the kerbside collection service with Douglas which commenced in April 2020.

20/493 Local Authority Rent Settings – 2021/2022

A letter from the Department of Infrastructure Division was considered seeking formal views on any change to the rental levy and allowances for the next financial year.

After discussion it was **unanimously resolved** to propose that the increase should rise with inflation but with a maximum of 1%.

20/494 Replacement Litter Bins

It was **unanimously resolved** to have a more detailed report produced showing photographic evidence of the conditions of the bins that it is proposed are to be replaced.

20/495 Letter from Government House re: Covid 19

A letter from Government House seeking nominations from the Commissioners of people they think went over and beyond normally expected during the pandemic period.

It was **unanimously resolved** the following nominations would be made:

- Mr Pawel Wrega an employee of Manx Independent Carriers who continued to work under difficult family circumstances
- Miss C Corkill who ran Time Enough website during the period.
- Mr Neal Mellon who ran the Foodbank
- The Headmistresses for Braddan and Ballacottier Primary Schools.

Planning

20/496 Planning Applications

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

- PA20/00674/B – Erection of a log cabin to be used as a beauty business – Glenburn, Strang Road, Union Mills, Braddan, IM4 4NP
- PA20/00684/B – Installation of two flues – 104 Fairways Drive, Mount Murray, Braddan, IM4 2JL
- PA20/00687/B – Erection of a two storey extension to side elevation – 57 Ballacottier Meadow, Braddan, IM2 2QX
- PA20/00690/B – Replacement of existing conservatory roof with tiles – 8 Ashlar Drive, Union Mills, Braddan, IM4 4LJ
- PA20/00705/B – Replacement of existing conservatory roof with tiles – Garey Ashen, Colooneys Lane, Cooil, Braddan, IM4 2AG
- PA20/00722/D -Installation of information sign - Land between the Smithy and new access road, IOM Business Park, Braddan
- PA20/00716/C - Change of use of Units D1 & D2 from light industrial & research & development to office, training & build/repair/maintenance of medical equipment - Units 1 & 2 Block D, Eden Business Park, Braddan
- PA20/00731/B - Erection of detached garage - Cricklewood, Main Road, Union Mills, Braddan, IM4 4NE

20/497 Planning Approvals

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

- PA20/00517/B - Replace existing window to classroom with new doorway and window and associated entrance ramp - Braddan Primary School, Braddan Road, Braddan, Isle of Man, IM4 4TQ

20/498 Section 2

1. Rent Arrears
2. Community Warden Report – Highway Updates

Private

20/499 Land bank

After discussion it was **unanimously resolved** to seek the advice of Dianne Brown from the Cabinet Office and Jennifer Chance, Director of Planning to determine if the purchase of the land was a viable proposition.

20/500 Any Other Business

1. The Spitting Byelaw was to be brought back to the meeting.
2. An update on the toilet project was to be brought to the next meeting.

20/501 Date of Next Meeting

The date for the next meeting was set for:-

20th August 2020

There being no further business, the meeting ended at 6.30pm

Signed 

Date

CHAIRMAN'S
INITIALS