

**MINUTES OF BRADDAN PARISH COMMISSIONERS**

held at the Commissioners' Office, Close Corran, Union Mills, Braddan  
at 2pm on Thursday 20<sup>th</sup> August 2020.

**In Attendance**

Mr A Jessopp Chairman (Joined the meeting at 2.30pm)  
Miss C Corkill Vice Chairman  
Mr N Mellon  
Mr J Quaye  
Mr J C Whiteway Clerk  
Miss M J Radcliffe Deputy Clerk & Finance Officer

**20/510 Apologies for absence**

The Chairman had given earlier notice he would be late for the meeting.

**20/511 Declaration of Interest**

Mr Quaye declared an interest in the matter relating to the former Union Mills Sewage Works and a planning application for his own property. Mr Dentith declared an interest in the planning application from Blacks for the former Parkinsons site on Peel Road.

**20/512 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.

**20/513 Deferral of Matters on the Agenda to Private**

It was **unanimously resolved** that the following matters would be heard in Private

Item 2 – Tenancy agreements

Item 3 – Eastern Area Plan – Park and Ride- commercially sensitive

Former Union Mills Sewage Works – commercially sensitive

**20/514 Questions from Members of the Public**

There were no questions from members of the public.

**20/515 Minutes of previous Meeting**

The Minutes of the meetings held on Thursday 30<sup>th</sup> July 2020 were **unanimously approved** as a correct record of proceedings.

**20/516 Matters Arising**

There were no Matters Arising

**20/517 Matters for Consideration from Section 2**

There were no items to be brought forward from Section 2 for consideration

**20/518 Chairman's announcement**

There was no Chairmans announcement

**20/519 Environmental Issues**

Mr Mellon asked whether greater emphasis should be made of the authority's green credentials.

A discussion was held on matters that could be categorised in this area. Examples were given as the Mullen Doway properties, wild flower beds and the plans for air source heat pumps in a scheme for Millennium Close in 2021.

Finally it was **unanimously resolved** to give further consideration to the matter and raise it at later meetings.

**20/520 Lewin – Bankruptcy**

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

**20/521 Mullen Doway – Update**

The Clerk advised that the staff had recently taken the opportunity to visit the site and observed that work was progressing well, with many of the properties plastered and new windows were starting to arrive from suppliers in the UK.

The Clerk was also able to confirm for the Vice-Chairman that it was a building control requirement that doors for this size of bathroom needed to open outwards into the corridor rather than into the room.

**20/522 Strang Corner Field – Update**

It was **unanimously resolved** to note that Minutes of two previous Extraordinary meetings of the Board confirming the Commissioners desire to accept the tender bid subject to a value engineering exercise were to be circulated.

**20/523 Local Government Reform**

The Clerk advised that he had not received any official correspondence from Santon Commissioners in relation to the proposal that they were to merge with Braddan to create a Middle Parish Authority.

He reported that he understood that there had been a change in the administrative support for Santon Commissioners but no official notification had been received.

It was **unanimously resolved** to await contact from Santon, and that Mr Shimmins MHK be asked if he would like to convene a meeting with Braddan, Marown and Santon in an attempt to clarify the matter of local authority reform in the three parishes that form the Middle Sheading.

**20/524 Questions from Members of the Public**

The Chairman welcomed Mr Shimmins MHK to the meeting at 2.20pm. He was asked his opinion on the promotion of Braddan as a green authority and he suggested that Jo Overy from Central Government may be of assistance.

He was pleased to advice that he had been informed that work on the pedestrian crossing at Braddan School was to commence during the present tax year, and he was speaking to the Road Traffic Unit with regard to increase the amount of speed monitoring in the parish.

At 2.30 Mr Jessopp joined the meeting and assumed the chair.

A discussion ensued over the expenditure on bridges on the Heritage Trail in the West of the island and yet work was not being done on the Access Road which was a major cause of concern and something that create grid lock in the capital when the races were on.

On this matter Mr Shimmins also expressed his concern over the consequences of the Eastern Area plan and the effect on Braddan Bridge for road users if any development takes place inside the TT course.

Mr Shimmins advised that the bridges were not part of the Active Travel campaign but were part of the promotion of the island for the tourist trade.

Prior to leaving the meeting at 2.45 Mr Shimmins agreed to try and convene a meeting with Santon and Marown Commissioners to determine the present state of play in relation to mergers and reform.

### Section 1

#### 20/525 Invoices for approval

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

- Douglas Corporation – Civic Amenity Site
- Ellis Brown – Fees Mullen Doway
- IDG – Litter bins contract
- Jones Services – Gulley contract
- Bell Burton Associates- Fees Mullen Doway
- Voodoo – IT development
- Burrough Stewart Associates – Fees Mullen Doway

#### 20/526 Application for Street Traders licence – The Dog Father

Consideration was given to a report from the Community Warden in relation to an application for a licence for a mobile hot dog stall.

However it was **unanimously resolved** to defer any decision pending further information about what areas in the parish the business would cover, and to see a copy of the application form.

#### 20/527 Rates Arrears Report

The report of the Finance Officer was considered which identified that more than 20 persons or businesses had had summons referred to the Registry.

It was noted that only a few had advised that they were in financial difficulty due to the pandemic, but regardless, people were being dealt with sympathetically when managing the debt and businesses were advised to speak to the Manx Solidarity Fund to see if they could offer any assistance.

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

#### 20/528 Receipt of electronic Planning Applications

It was **unanimously resolved** to note that the Planning Department were in the final stages of introducing electronic planning applications but the Clerk was to advise them that the Board wished to receive the paper copies for as long as possible.

#### 20/529 Invitation to National Service of Reflection – 28<sup>th</sup> August 2020

It was **unanimously resolved** to note that Mr Mellon would attend subject to him checking his availability on the day.

#### 20/530 Civic Amenity Site Fees

Consideration was given to a report from the Clerk about the fees relating to the prospective planning application for the new Eastern Civic Amenity Site.

It was noted that £25,000 had previously been agreed, but further reports and applications were now required taking the sum to £75,700.

It was noted that Braddans contribution was now £9,528 and it was **unanimously resolved** they would agree the expenditure.

**Planning****20/531 Planning Applications**

It was **unanimously resolved** that there were no objections to the following Planning Applications:-

- PA20/00806/B – Installation of roof solar panels – Celton Manx Building, IOM Business Park, The Cooil, Braddan
- PA20/00209/B - Alterations and extension to property, including widening of existing vehicular access - The Rowans, Quines Hill, Port Soderick, Braddan, IM4 1AU - AMENDED PLANS
- PA19/01448/B – Erection of 17 general industrial units with associated parking and drainage and associated parking and drainage, and alterations to vehicular access – Former Parkinsons Yard, Peel Road, Braddan, IM4 4LE – AMENDED PLANS
- PA/20/00868 – Alterations, erection of first floor extension, formation of bay windows, and installation of replacement glass balustrade – Ca' D' Zan, The Downs, Union Mills, Braddan, IM4 4NQ
- PA20/00886/B – Alterations and erection of sun room extension – Kilkenny Cottage, Colooneys Lane, Cooil, Braddan, IM4 2AG

**20/532 Planning Approvals**

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

- PA20/00568/B - Erection of a detached building to provide a shed to replace existing summerhouse - 7 The Church View, Braddan, Isle Of Man, IM4 4TF
- PA20/00526/B - Erection of extension to cafe with associated ramp access - Home Of Rest For Old Horses Café, Bulrhenny, Richmond Hill, Braddan, Isle Of Man, IM4 1JH
- PA20/00589/B - Replace existing glazed conservatory roof with tile - 10 Cronk Drive Union Mills, Isle Of Man IM4 4NG
- PA20/00426/B - Creation of an additional rear window - 29 Brecken Bank, Tromode Woods, Braddan, Isle Of Man IM4 4TS
- PA20/00690/B - Replacement of existing conservatory roof with tiles - 8 Ashlar Drive Union Mills, Isle Of Man, IM4 4LJ

**20/533 Planning Refusals**

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

- PA19/00984/B - Alterations, erection of three dwellings for tourist accommodation, erection of storage shed and creation of driveway - Hampton Court, Quines Hill, Port Soderick, Braddan, Isle Of Man, IM4 1AZ
- PA20/00505/C - Additional use of residence as brewery business and distributor - Lough Ned, Oak Hill, Port Soderick, Braddan, Isle Of Man, IM4 1AN

**20/534 Planning Appeals**

It was **unanimously resolved** to note the following applications had been referred to the Appeal Process:-

- PA20/00024/B – Appeal against the refusal of conversion of existing workshop to new dwelling – Woodstock, Vicarage Road, Braddan, IM4 2QP- *The Commissioners' position of no objection to the application was to be re-affirmed*
- PA20/00324/C – Appeal against the refusal of change of use from storage, distribution and general industrial use (Classes 2.3 & 2.4) to include additional retail use (Class 1.1) – Unit 14, Cooil Smithy, IOM Business Park, Braddan, IM2 2QA. *The Commissioners position of no objection to be re-affirmed*
- PA19/00984/B – Appeal against the refusal of alterations, erection of three dwellings for tourist accommodation, erection of storage shed and creation of driveway – Hampton Court, Quines Hill, Port Soderick, Braddan. *The reasons for the refusal were noted but it was felt that insufficient emphasis had been placed on landscape protection in terms of the removal of the Manx sod banks in breach of Environment Policy 1. The Planning Department were to be advised accordingly.*

**20/535 Section 2**

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

**20/536 Private****Land bank**

It was **unanimously resolved** to note the advice of Dianne Brown from the Cabinet Office and Jennifer Chance, Director of Planning, and to contact Tim Cowin, Department of Infrastructure and a representative from Bus Vannin to discuss whether a park and ride service would be supported and viable; and also to approach private bus operators to enquire if they would be interested in running a service.

**20/537 Tenancy Agreements**

It was **unanimously resolved** that the following agreements could be signed:

- Property 204 & Tenant 254 – 6 month Licence
- Property 136 & Tenant 542 – Mutual Exchange
- Property 077 & Tenant 543 – Internal Transfer
- Property 088 & Tenant 374 – New Tenancy – 5 Year Review
- Property 045 & Tenant 541 – New Tenancy – allocated from Housing waiting List
- Property 146 & Tenant 544 – New Tenancy – allocated from Housing waiting List

**20/538 Union Mills Sewage Works**

At 3 pm the Chairman welcomed Mr Dobbins and Mr Pollard from the Manx Utilities Authority and a three party discussion took place involving the Commissioners, MUA and Mr Quaye representing Manx Independent Carriers.

A fruitful discussion took place with Mr Dobbins agreeing to undertaking further investigations before returning to further discussions with all parties.

**20/539 Any Other Business**

1. Road under bridge adjacent to Port Soderick Railway Station - potholes to be reported to DoI
2. Storage of Ammonium Nitrate in farms and businesses – Health and Safety to be contacted.
3. The safety of the gas works on Peel Road – Health and Safety to be contacted
4. West Baldwin bus shelter – can it be removed.
5. Update from Planning Enforcement in relation to Marbeg Port Soderick.

**20/540 Date of Next Meeting**

The date for the next meeting was set for:-

3<sup>rd</sup> September 2020

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

Signed .....

Date ..... 3/9/2020 .....