

**MINUTES OF BRADDAN PARISH COMMISSIONERS**

held at the Commissioners' Office, Close Corran, Union Mills, Braddan  
at 2pm on Thursday 3 September 2020.

**In Attendance**

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

- 20/541 Apologies for absence**  
There were no apologies for absence.
- 20/542 Declaration of Interest**  
There were no Declarations of Interest.
- 20/543 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.
- 20/544 Deferral of Matters on the Agenda to Private**  
It was **unanimously resolved** that the following matters would be heard in Private:-  
Item 2 – Eastern Area Plan – Park and Ride- commercially sensitive  
Item 7 – Tenancy Agreement for signing - Property 014 & Tenant 545
- 20/545 Questions from Members of the Public**  
Mr Pearce from Ellis Brown joined the meeting to discuss the development of the toilets at Cronk Grianagh Park. It was **unanimously resolved** that the tenders for the construction would be requested for two specifications, one with the roof canopy and one without. It was also **unanimously resolved** that a Quantity Surveyor would be appointed to draw up a bill of quantities, and assess tenders to contract stage. Mr Pearce was instructed to draw up a specification to enable tender invites to be issued to Bell Burton Associates, Robert Graham and Company and Silva Consulting Limited so tenders can be submitted to the Board.
- 20/546 Minutes of previous Meeting**  
The Minutes of the Extraordinary Meetings held on Thursday 6 August and Thursday 20 August 2020 and the Public Meeting of 20 August 2020 were **unanimously approved** as a correct record of proceedings.
- 20/547 Matters Arising**  
**(i) Storage of Ammonium Nitrate in farms and businesses and The Safety of the gas works on Peel Road – Minute 20/539**  
The Deputy Clerk advised that these matters were being dealt with by the Clerk, who would update the Board on his return from annual leave.
- 20/548 Matters for Consideration from Section 2**  
There were no items to be brought forward from Section 2 for consideration.
- 20/549 Chairman's announcement**  
There was no Chairman's announcement
- 20/550 Environmental Issues**  
There were no Environmental Issues.

**20/551 Lewin – Bankruptcy**

It was **unanimously resolved** to note the update from Mr Craig Mitchell in relation to Mr Lewin's assets and to await further information.

**20/552 Mullen Doway – Update**

The Chairman welcomed Mr Mark Pearce from Ellis Brown Architects to the meeting. Mr Pearce gave an update on progress of the scheme, and advised that works were progressing well on the final block. He advised that a bathroom would be available for the Board to inspect in the next few days, and a site meeting should be arranged to approve the final design. Discussion took place regarding a phased hand over of the blocks, and it was agreed that Mr Pearce would discuss the proposal with the contractor to establish the feasibility.

**20/553 Strang Corner Field – Update**

There were no further updates to this matter.

**20/554 Local Government Reform**

It was **unanimously resolved** to note the response from Mr Bill Shimmins MHK.

**Section 1****20/555 Invoices for approval**

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

- Department of Infrastructure – Tipping charges – EFW Plant
- Cedar Developments – Mullen Doway – Interim valuation No. 14
- Douglas Corporation – Eastern Civic Amenity Site Fees
- Hanley and Bell
- Ellis Brown – Toilets Cronk Grianagh Park
- Ellis Brown – Fees - Mullen Doway

**20/556 Application for Street Traders licence – The Dog Father**

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

It was **unanimously resolved** that the Board would object to the applicant's proposal to operate from Union Mills Industrial Estate, as there were issues with parking in that area and the land was in the ownership of the Department of Infrastructure. The Commissioners requested proof that permission had been granted from the owners of Union Mills Industrial Estate and Signrite car park before proceeding further.

It was further noted that the request to operate from Cronk Grianagh park was premature, as the Board had not been approached formally for permission.

It was further **unanimously resolved** to advise the applicant that a short term licence would be granted for this autumn for Cronk Grianagh Park, but that the Board would consider going out to tender for operators for next year.

**20/557 Public Consultation - Department of Health & Social Care – Consultation – Capacity Policy**

It was **unanimously resolved** to defer consideration of this item until the next Board meeting.

**20/558 Public Consultation - Courts, Tribunals and Local Authority Procedures and Miscellaneous Provisions Bill 2020**

Consideration was given to the above and it was **unanimously resolved** to complete and submit the Board's response to the online consultation during the meeting.

**20/559 Public Consultation – Civil Contingencies Bill 2020**

It was **unanimously resolved** to defer consideration of this item until the next Board meeting.

**20/560 Strang Corner Field Business Case**

Consideration was given to a draft business case, and it was **unanimously resolved** to seek formal letters of support from the sports clubs, Government Departments and entities mentioned in the document. Consideration was also given to carrying out a small scale survey of local residents to refresh the original research carried out.

**20/561 Condition Report – Litter Bins**

Consideration was given to a report from the Community Warden regarding the condition of litter bins in the parish.

It was **unanimously resolved** to purchase new litter bins to replace those identified in the report. It was further **unanimously resolved** to seek prices to refurbish the bins that had been removed to see if was financially viable to reuse them.

**20/562 Public Consultation - Climate Change Bill**

Consideration was given to the above and it was unanimously resolved to complete and submit the Board's response to the online consultation during the meeting.

**Planning****20/563 Planning Applications**

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

-PA20/00922/B – Department of Environment, Food & Agriculture – Extension to existing car park to increase number of parking spaces – Millennium Oak Wood, Ballafletcher Farm Road, Tromode, Braddan

- PA20/00909/B – Mr M A Cowbourne – Additional use of residence as brewery business & distributor to public houses – Lough Ned, Oak Hill, Port Soderick, Braddan, IM4 1AN

- PA20/00947/B – Erection of single storey extension and installation of a first floor juliette balcony – 4 The Church View, Braddan, IM4 4TF

It was **unanimously resolved** to advise the Planning Committee that the Board wished to object to the following Planning Application on the grounds that the proposal is contrary to the strategic aim of the Strategic Plan 2016, strategic objective 3.3 (strategic policy 4 (b), General policy 2 (f) which seek among other things to protect sod banks and the biodiversity they support:-

- PA20/00944/B – Removal of existing sod bank and replace with fencing or partial removal of existing sod bank and installation of a retaining wall – 59 Clybane Rise, Farmhill, Braddan, IM2 2LX

**20/564 Planning Approvals**

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

-PA20/00731/B - Erection of detached garage – Cricklewood, Main Road, Union Mills, Braddan, Isle of Man, IM4 4NE

-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, Braddan, Isle of Man, IM4 4LG

-PA20/00599/B - Creation of balcony and raised decking and erection of boundary fencing - Hy-Holme, Strang Road, Union Mills, Braddan, Isle of Man, IM4 4NW

**20/565 Section 2**

1. Shared Housing Waiting List

Private

20/566 Eastern Area Plan – Park and Ride- commercially sensitive

20/567 Tenancy Agreement for signing - Property 014 & Tenant 545

It was **unanimously resolved** that the following tenancy agreement could be signed:-  
Property 014 and Tenant 545

20/568 Any Other Business

1. Poppy Appeal, the letter from the Royal British Legion was noted and it was resolved to place an order for one wreath this year.
2. Bus Shelter – West Baldwin, an update was requested to be brought back to the next meeting.
3. Animal Bye Products – it was reported that the smell emanating from the plant was offensive. It was **resolved** that the operator would be requested to provide an update on the maintenance of their odour control measures.
4. Wheelie Bins – West Baldwin, a review is to be carried out to identify if all the bins are used, and whether the area can be tidied up.
5. Clybane Playground – Dog Byelaws & Signage – following the receipt of a complaint from a local resident it was **resolved** that costs would be sought for the creation of a path separate to the playground to allow separation of dog walkers from the playground.
6. Bulb Planting in the Parish – volunteers from the community to be sought and the matter placed on the next agenda for consideration.

20/569 Date of Next Meeting

The date for the next meeting was set for:-

17 September 2020

There being no further business, the meeting ended at 5.45pm

Signed  .....

Date 17/9/2020 .....