

MINUTES OF BRADDAN PARISH COMMISSIONERS

Held via internet conferencing at 2pm on Thursday 7 January 2021.

In Attendance

Mr A C R 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 and Finance Officer

21/001 Apologies for absence

There were no apologies for absence received.

21/002 Declaration of Interest

There were no Declarations of Interest.

21/003 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.

21/004 Deferral of Matters on the Agenda to Private

There were no matters deferred to Private.

21/005 Questions from Members of the Public

There were no questions from Members of the Public

21/006 Minutes of previous Meeting

The Minutes of the Public Meeting of 10 December 2020 were **unanimously approved** as a correct record of proceedings.

21/007 Matters Arising**i) Area Plan for the East: Minute 20/794 (i)**

The Chairman advised that legal opinion had been received from Long and Humphries who had felt that there were insufficient grounds to launch a legal challenge against the Cabinet Office to question the validity of any aspects of the Area Plan for the East.

After discussion it was **unanimously resolved** to accept the legal advice, but they felt that discussions should still continue with the Cabinet Office on the matters that concern the authority.

ii) Cronkbourne Village: Minute 20/794 (ii)

It was **unanimously resolved** to note that the last local authority tenant of the village had relocated to a property in Snugborough and the three months' notice period of vacant possession was to be given to Arragon Properties with effect from Monday 11th January 2021.

iii) Woolly Sheep – Memorial Hall Acoustics: Minute 20/794 (iii)

It was **unanimously resolved** to note that the visit to the Hall was to be arranged after the lockdown when staff had returned to work.

(iv) Tree at the Downs: Minute 20/794 (iv)

It was **unanimously resolved** to press the Department of Infrastructure to deal with the health and safety hazard that was created by the tree roots significantly lifting the pavement at the Downs.

CHAIRMAN'S
INITIALS


(v) Toilets at Cronk Grianagh Park: Minute 20/764

The architect advised that he would obtain further samples of bricks for their consideration, but he would appreciate a definitive statement over whether they

intended to use bricks or render, and whether the stainless steel cut out designs were to be fitted.

It was **unanimously resolved** await the receipt of the bricks and the Clerk to investigate the K Render product.

(vi) 1 Jubilee Terrace: Minute 20/810

The Vice-Chairman reported that she had opened the tenders for the work at Jubilee Terrace which were within a range of £36,650 to £29,238.

The successful contractor was Cedar Construction and Mr Graham the Quantity Surveyor was to liaise with the company on a start date.

It was **unanimously resolved** to note the Vice-Chairman's decision.

21/008 Matters for Consideration from Section 2

There were no matters for consideration from Section 2.

21/009 Chairman's announcement

The Chairman wished all those present a Happy New Year and thanked all Board Members and Staff for their efforts last year in trying conditions.

He commented that 2021 did not look as though it would be much easier, but called for everyone to try and remain positive.

He was pleased to announce that the Petition to borrow the monies for the construction of the Strang Corner Field Community facility had now been approved by the Department of Infrastructure. So despite all the trials of the previous year, he felt that the Board had managed to achieve something positive in 2020 and they should all look forward to its completion in 2023.

21/010 Environmental Issues

It was **unanimously resolved** to note the Chairman's advise that 2021 was to be an important year for the environment, particularly with regard to discussions between the larger nations on emissions. He confirmed that the Commissioners would try to make their own contribution where possible, by limiting the emissions of Strang Corner Field and wherever else they were able to.

21/011 Lewin – Bankruptcy

There were no further updates to this matter. It was **unanimously resolved** to request the Clerk report to the next meeting on progress.

21/012 Mullen Doway – Update

The Chairman reported that discussions had been held with the Planning Office regarding their threat to take action against the Commissioners for undertaking work for which planning approval had not been received.

Matters included, the removal of a number of trees, the movement of one of the buildings by one metre to move it further back from the cliff edge, and not installing the road way passed the Commissioners' Office, even though an improved access had been achieved by demolishing a property to create a road between houses on Snugborough Avenue.

Mr Pierce who was present at the meeting with Planning, confirmed that a small number of alterations had been made to the scheme which were individually not significant, but accepted that taken all matters together it probably required a new planning application.

Mr Butler from the Planning Office asked that a new application should be submitted by 31st January and the Chairman agreed that the Commissioners would comply with this request.

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

21/013 Strang Corner Field – Update

The Commissioners noted that on 23rd December 2020 the authority had received full confirmation from the Department of Infrastructure that the application to loan monies for the construction had been approved.

It was **unanimously resolved** that an early meeting of the design team should be arranged and that a Site Supervisor should be appointment as soon as possible to assist the Commissioners of overseeing the work.

Section 1

21/014 Invoices for approval

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

Cedar – Payment Certificates 17 & 18 – Mullen Doway
 Suntera Accounting & Tax Ltd
 Evolution Accounting Ltd
 6686, 7066 & 7067 - Equi Ag
 7116 – Joe Wood Tree & Garden Services Ltd
 7117 – Department of Infrastructure – EFW
 B&R Consulting – Credit Note
 Douglas Borough Council – Waste

21/015 Annual Rent Setting 2021/2020

Consideration was given to correspondence from the Department of Infrastructure regarding the setting of the Annual Public Sector Rents and Allowances for the next financial year. The Minister for the DOI confirmed that after consultation, Public Sector Rents were to rise by 1% from 1st April 2021.

It was **unanimously resolved** to note the increase and to raise with the Department what if any increases would apply to Market Sector Rents for those tenants holding five year tenancies who earned over the permitted income threshold.

21/016 Maintenance of Unadopted Roads

It was **unanimously resolved** to defer this matter until the next Board Meeting.

21/017 Future of Bring Banks in Braddan

Consideration was given to a report from the Clerk who sought their advice on whether, in the light of the fact that Braddan operated a kerbside collection service, they supported the continuation of the Bring Banks in the Parish which are positioned at the Union Mills Industrial estate and at the rear of their offices.

It was felt that having two situated so close together was not ideal, but it was **unanimously resolved** to maintain the situation as at present and further consideration be given to providing a facility at Strang Corner Field which would require planning approval.

21/018 Local Government Amendment Bill

Consideration was given to correspondence from the Local Government Unit regarding the Local Government Amendment Bill.

It was **unanimously resolved** to note the correspondence and await a revised date for the briefing for members, after which it could be discussed at a future Board Meeting.

21/019 Eastern Household Waste Recycling Centre

The Chairman expressed his concern that the Amenity Site had been shut down on the previous Sunday because the operator had not made sufficient plans to provide extra skips over what was traditionally a very busy time.

The Chairman advised that a response to his letter of concern had been received which he felt was inadequate and it was **unanimously resolved** that the matter should be raised at the next ECAS committee meeting.

21/020 Mullen Doway – Utilisation Request 5 of 8

It was **unanimously resolved** that the Chairman and Clerk could sign the Utilisation request to seek approval for the payment of £727,721 which was a contribution to the costs of the construction of Mullen Doway.

21/021 Close y Lhergy Decking

Consideration was given to reports from the Clerk, Mullen Consulting Ltd and Silva Ltd regarding a scheme to address the decking, drainage and fencing at Close y Lhergy.

The Clerk advised that he had visited the site with the quantity surveyor and found that the original suggestion of removing the decking and replacing it partly with slabs, was not the answer for all the properties, and a more robust scheme of installing new fencing and additional slabs had been proposed.

It was **unanimously resolved** that Mr Dentith would visit the site at the earliest opportunity with the Clerk to observe the matter himself and report back to the Board.

21/022 Licence to Occupy – Port Soderick Hall

Consideration was given to a report from the Clerk regarding a number of questions from the charity in relation to the grassed area to the rear of the building.

In response to the questions it was **unanimously resolved** to allow the charity to sub-let the area to the users of the building and that the commencement day for the contract would be 1st January 2021.

21/012 Estimates - 2021/2022

A lengthy discussion was held on the matter and it was **unanimously resolved** to defer the item to a special meeting to be held on 14th January 2021 pending further investigations.

Planning**21/013 Planning Applications**

It was **unanimously resolved** to note that there were no objections to the following planning applications:-

- PA20/01418/B - Refurbishment works including recovering works to existing roof slates, rendering works, replacing of existing timber fascia and soffit boards with uPVC alterations to windows and lowering of a section of adjoining boundary wall - Ballamona Farmhouse, Nobles Hospital Estate, The Strang, Braddan, IM4 4RJ
- PA20/1453/B – Alterations and erection of extension to replace rear conservatory Sunnymead Grange, Quines Hill, Port Soderick, Braddan, IM4 AU
- PA20/01377/B – Erection of an extension to the rear elevation – Rose Hill Cottage,

Richmond Hill, Braddan, Isle of Man, IM4 1JG

- PA20/01420/B – Alterations to external wall finishes – Jacksons, Eden Park, Cooil Road, Braddan, IM4 2AZ
- PA20/01506/B – Creation of additional window – Unit 2, Block D, Eden Business Park, Braddan, IM2 2AY

21/014 Planning Approvals

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

- PA20/01217/C - Change of use from office to Salvation Army headquarters - Former British Red Cross Building, Isle Of Man Business Park, Braddan, Isle Of Man, IM2 2QZ
- PA20/01164/B - Installation of front and rear dormers and widening of vehicle access – Grianane, 21 Ballamillaghyn Estate, Mount Rule, Isle Of Man IM4 4HX
- PA20/01203/B - Erection of single storey home gym/yoga studio and garden store - Ballacaroon Mount Rule Isle Of Man IM4 4HW

21/015 Any Other Business

Chainsaw carving – Heritage Trail

Mr Quaye advised that he had the contact details for the person that had made the chainsaw carvings along the Heritage Trail.

Skate Park Base

Mr Dentith requested an update on the concrete base for the skatepark.

Building Compound – Cronk Grianagh

Mr Dentith advised that Stephen Christian Ltd had now moved off their storage site next to Cronk Grianagh and the residents were delighted with the outcome.

Land at former Sewage Treatment Works, Union Mills

Mr Dentith requested an update on the former Sewage Treatment Works

21/016 Date of Next Meeting

The date for the next meeting was set for:-

- 21 January 2021

There being no further business, the meeting ended at 5:45pm

Signed 

Date 4/2/21