

MINUTES OF BRADDAN PARISH COMMISSIONERS**Held via internet conferencing at 2pm on Thursday 21 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

- 21/022 Apologies for absence**
 There were no apologies for absence received.
- 21/023 Declaration of Interest**
 There were no Declarations of Interest.
- 21/024 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.
- 21/025 Deferral of Matters on the Agenda to Private**
 It was **unanimously resolved** to defer Item 7 – Request to extend Temporary Tenancy to Private.
- 21/026 Questions from Members of the Public**
 There were no questions from Members of the Public
- 21/027 Minutes of previous Meeting**
 The Minutes of the Public Meeting of 7 January 2021 were **unanimously approved** as a correct record of proceedings.

 The Clerk was asked to bring the Minutes of the Extraordinary Meeting held on 14th July 2021 to the next meeting.
- 21/028 Matters Arising**
(i) Toilets at Cronk Grianagh Park: Minute 20/823 (v)
 The Clerk advised that brick samples were still awaited and it was **unanimously resolved** that the Clerk would seek prices for rendering the building with a material described as "K Render"
- 21/029 Matters for Consideration from Section 2**
 There were no matters for consideration from Section 2.
- 21/030 Chairman's announcement**
 There was no Chairman's announcement.
- 21/031 Environmental Issues**
 There were no Environment Issues.
- 21/032 Lewin – Bankruptcy**
 It was **unanimously resolved** to note that the Clerk had been advised that work was still continuing to recover monies from the Lewin Estate.
- 21/033 Mullen Doway – Update**
 The Clerk advised that during to the existing lockdown work had stopped on site but the contractor was still experiencing problems with the supply of materials.

It was **unanimously resolved** to note that the buildings had been inspected twice by the Building Control Officer during December.

21/034 Strang Corner Field – Update

The Clerk advised that he had been in contact with a number of potential tenants and was now starting to pull together a Heads of Terms document and an operational plan that will be issued to persons expressing an interest in any of the businesses.

The Government Valuer had offered to give an indication of the rateable value of each area and this would assist in determining what, if any, service charges would be levied against the businesses.

A service charge could take into consideration maintenance of common areas, gardening and a contribution towards even parts of the structure.

It was **unanimously resolved** to note that this information would lead to determining the total charges to the tenants.

The Commissioners discussed how the areas would be marketed and it was agreed that this would be done in-house using Facebook, the website and advertising in the press.

It was also agreed that regular information would be passed on to people who would be impacted by the building work during construction.

It was **unanimously resolved** that the advert for the Site Supervisor would be issued as soon as possible and the architect and/or the QS would be invited to participate.

A discussion was then held on their plans for the Commissioners existing offices following the move to Strang Corner.

It was **unanimously resolved** that the conversion into four one bed social housing flats or it being rented out to a business were opportunities that should be examined.

Section 1

21/035 Invoices for approval

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

7072 – Joe Doyle
1334 & 1370 – Mullen Consulting Ltd
02111 – Kinrade Bros Haulage Ltd

21/036 Return to Work Policy – Covid 19

Consideration was given to the update of the document agreed in March 2021. The Clerk advised that a Staff Questionnaire, and a Risk Assessment document had now been added and it was **unanimously resolved** to approve the document.

The Clerk advised that he was now working on a “roadmap” which would set down what preparation work should be done in the office at various stages of a pandemic.

The Chairman felt that the documents that had been produced moved the business to the staff working from home, a return-to-work policy to get staff into the workplace and therefore a policy on working from home should be produced. He stated that the number one priority had to be the health and welfare of the employees and visitors.

21/037 Playground Risk Management Policy

Consideration was given to a report from the Community Warden which had been prepared to formally recognise the maintenance and inspection regime of the commissioners play and leisure facilities and the assets within those facilities. The policy outlined the legal responsibilities and risks how they could be met with a programme of inspections and maintenance.

Mr Mellon asked why records needed to be held for as long as 21 years and it was felt that this probably related to a limitation period on legal claims.

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

21/037 Annual canvass for electoral registration

It was **unanimously resolved** to note the document issued by Central Government advising the public of their obligation to be on the electoral register and also encouraging them to vote at the forthcoming local and national elections.

21/038 Estimates 2021/2011

Following on from the extra-ordinary meeting held on 7th January further consideration was given to the budget for 2021/22.

The Finance Officer reported on her findings about the cost of the services transferred from Central Government and the detrimental effect it had on the Commissioners budget as the cost had far exceeded the figures put forward at the time.

Discussions continued on the cost of lighting the part of the Heritage Trail owned by the Commissioners as well as the refurbishment cost of the playgrounds.

They noted that the cost to an average size property if the rate increased by 19p was calculated at £30 per annum or 57p per week.

It was **unanimously resolved** to defer the matter to a further special meeting on 28th January so they could reflect on all the proposals.

21/039 Consultant Fees – Strang Corner Field

Consideration was given to a request for additional fees from one of the consultants involved in the project due to unforeseen additional work.

However it was **unanimously resolved** that the company be invited to a face to face meeting with the Commissioners to discuss their request after the lockdown restrictions had been lifted.

21/040 Smoke Free Hospitals

It was **unanimously resolved** to note and support the document from the Department of Health which advised their phased programme to make their properties smoke free zones, starting with the hospital in April 2021.

21/041 Waste Issues

The Chairman wished to raise his concern over the poor standard of waste operations in the Parish and advised that he had been in discussions with a resident regarding the Middle Park site with excessive piles of waste being stored at the IDG site.

The lack of screening was a concern and the Clerk was asked to determine from DEFA what conditions had been place on the contractor when issuing a waste licence and also whether there had been any breach of planning conditions.

The Chairman suggested that DEFA be asked to copy in the Commissioners into all correspondence between the resident and DEFA and it was **unanimously resolved** to await feedback from the Clerk.

Planning**21/042 Planning Applications**

It was **unanimously resolved** to note that there was no objection to the following planning application:-

- PA20/01491/B - Erection of single storey extensions to front and side elevations - 11 River Walk, Braddan, Isle Of Man, IM4 4TJ

It was **unanimously resolved** to object to the following planning applications:-

- PA20/01463/B - Alteration and erection of extension – Marbeg, Old Castletown Road, Port Soderick, Isle Of Man IM4 1BD

The Board wished to object to the above planning application as the proposed extension would be an increase of more than 50% of the original footprint of the building and it would be development in the countryside in contravention of the new Area Plan for the East.

- PA20/01529/B - Installation of signage - Corlett Sons and Cowley, Main Road, Union Mills, Isle Of Man, IM4 4AD

The Board wished to object to the above planning application as it would appear to restrict sightlines.

Further to this matter the Clerk was asked to raise with the Highways Section of Dol the Commissioners concerns over the increase in traffic flow to the site which they felt was unacceptable.

21/043 Planning Approvals

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

- PA20/01491/B - Erection of single storey extensions to front and side elevations - 11 River Walk, Braddan, Isle Of Man, IM4 4TJ

21/044 Section 2

It was **unanimously resolved** to note the following items from Section 2:-

1. Rent Arrears
2. Shared Housing Waiting List

Private**21/045 Request to extend temporary tenancy**

Consideration was given to a report from the Housing Officer regarding a request for a temporary tenancy to be extended.

It was **unanimously resolved** to agree to the request under certain conditions which were to be advised to the tenant by the Housing Officer

21/046 Any Other Business

Manx Solidarity Fund : The Vice-Chairman was curious as to how and to where were the funds were dispersed too.

Baldwins – Drainage Issues : Mr Dentith again raised his concerns over the standards of the roads at the Baldwins caused by debris that wasn't being swept up, and the Clerk was asked to arrange a meeting with the Dol as soon as possible.

Car Parking – Strang Corner Field: Mr Mellon suggested that at this very early stage of the project, the problem of errant parking that would hinder access to the site should be addressed.

Land at Union Mills: It was felt that, now that Strang Corner Field was to progress the purchase of land on the outskirts of the Village was not a viable proposition.

Heritage Trail: Mr Quaye asked if the ditches on the Trail could be cleared, but he felt it could be managed manually without machinery.


Cronk Grianagh Park – Fencing : Mr Quaye advised that a stretch of fence in the park close to the Millennium Stone had fallen down.

21/047 Date of Next Meeting

The date for the next meeting was set for:-

- 28 January 2021

There being no further business, the meeting ended at 4.30pm

Signed 

Date 4/2/21

CHAIRMAN'S INITIALS

