

MINUTES OF BRADDAN PARISH COMMISSIONERS
Meeting held virtually at 2pm on Thursday 4 March 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

21/107 Apologies for absence

There were no apologies for absence.

21/108 Declaration of Interest

There were no Declarations of Interest received.

21/109 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.

21/110 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 2 – Tenancy Agreements for Signing to Private.

21/111 Questions from Members of the Public

There were no questions from Members of the Public.

21/112 Minutes of previous Meeting

The Minutes of the Public Meeting held on 18 February 2021 were **unanimously approved** as a correct record of proceedings.

21/113 Matters Arising

(i) Consultant fees – Minute 21/081 (ii)

The Clerk produced a timeline for the work the consultant in question had done and the Chairman suggested that a meeting with another of the project team was required to examine the issues.

It was **unanimously resolved** that the Clerk would make suitable arrangements.

(ii) Fixed Term Tenancies- Minute 21/089

It was **unanimously resolved** to note the Deputy Clerk's advice that she had delayed sending her report as the matter was being considered by the Internal Auditor.

(iii) Corlett Sons & Cowley Site – Minute 21/103

Further to the meeting on 25th February it was **unanimously resolved** that the Clerk would refer the matter to the Planning Department to check that the properties had the correct planning approvals.

(iv) Memorial Hall Acoustics – Minute 21/104

The Clerk advised that he had found that suitable curtains could be obtained for £100 per pair and installation would probably be in the region of £600, making the total cost £1200.

(v) Unnamed settlement area- Minute 21/099

Further to the Chairman's request Miss Corkill had proposed that the settlement could be named Shenvalley and it was **unanimously resolved** that the Clerk would approach the Cabinet Office with this suggestion.

21/114 Matters for Consideration from Section 2

There were no matters to be brought forward from Section 2.

21/115 Chairman's announcement

There was no Chairman's announcement.

21/116 Environmental Issues

There were no Environment Issues to discuss.

21/117 Mullen Doway – Update

It was noted that the site was functioning under the government COVID guidelines. It was **unanimously resolved** to accept the revised barrier diagram produced by BSA following the site meeting, and the Project Manager could issue the instruction to undertake the work.

The Clerk advised that he had urgent discussions with the adjacent property owner Mr Walker who was still concerned that work had been done on his land and the bank was strewn with rubbish.

It was noted that the Commissioners had observed the same situation on their last visit and the Clerk was advised to ask the contractor to tidy up the site.

It was **unanimously resolved** that the Clerk would confirm to the project team that consideration was being given to the potential overspend and how that money could be recovered.

21/118 Strang Corner Field – Update

It was **unanimously resolved** that the Clerk would seek advice from the Department on the principles and processes attached to the appointment of a Project Manager.

The Clerk advised that the advert had been placed for the Site Supervisor.

The Commissioners also considered the principle of paying additional fees to the Planning Supervisor should the work extend passed the set contract period. It was agreed that where the delay was not attributable to their work a legitimate claim could be made.

The Clerk advised that the architect was still seeking ways to reduce the build costs and had suggested that rather than installing underfloor heating to the entire ground floor of the main hall, it be installed only to 2m from the perimeter. He felt that this would have no dramatic effect on the heating of the area as the internal space after the 2m was not subject to the same cooling effect from the ground outside.

21/119 Lewin – Bankruptcy

It was **unanimously resolved** to request an update from the Trustee in Bankruptcy Mr C Mitchell.

Section 1

21/120 Invoices for approval

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

BRAD/001/4101 – Cedar – Interim Valuation No. 9 - £217,895.70
4/0100/0015 – IOM Treasury Rates - £4628.85
1810 – Manx Roots Ltd - £4680.00

21/121 Public Consultation on Marine Drive Road Closure Proposal

Consideration was given to the document from the Highway Services Department of Infrastructure, who were seeking public opinion on a proposal to close the entire road to motor vehicles from the train arches at Douglas Head to the junction with Keristal.

After a lengthy discussion it was agreed that closing the entire area would cause problems with people finding suitable places to park, and it was felt that closing it from Pigeon Stream car park to the Commissioners picnic bench at Keristal, which is approximately 100m from the junction, would be a solution.

It was **unanimously resolved** to advise the Department accordingly

21/122 Monthly Financial Report – December 2020

Consideration was given to the report and it was **unanimously resolved** to note the document.

Mr Dentith left the meeting at 15.26

21/123 1st Supplemental Rates List

It was **unanimously resolved** to note the document from the IOM Treasury which showed that from 1st April 2021 the addition of 30 new properties and that the Parish Rate Book would increase by 3505 and the rate income would increase by £7851.20

21/124 Consultation on Electric Bikes & Scooters

It was **unanimously resolved** to defer the matter for consideration to the next meeting.

Planning

Planning Applications

21/125 It was **unanimously resolved** to note that there was no objection to the following planning applications:-

- PA21/00145/B – Erection of a replacement detached garage with games room above – Ard Biljyn, Quines Hill, Port Soderick, Isle of Man, IM4 1AU
- PA21/00108/B - External alterations including replacing & upgrading cladding, replacement of windows & rendering of facades of three industrial units - Units 42, 44 & 46, Spring Valley Industrial Estate, Union Mills

It was **unanimously resolved** that the Commissioners would maintain their original objection to the following 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:-

- PA20/01463/B - Alteration and erection of extension – Marbeg, Old Castletown Road, Port Soderick, Isle Of Man, IM41BD – AMENDED PLANS

It was **unanimously resolved** that the Commissioners would object to the following planning application as they had concerns regarding the size of the proposed extensions and a lack of available parking for the property:-

- PA21/00114/B - Alterations and erection of a two storey extension to side elevations and widening of vehicle access - 79 Cronk Grianagh Estate, Braddan, Isle Of Man IM4 4RR

21/126 Planning Approvals

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

- PA20/01506/B - Creation of an additional window - Unit 2, Block D, Eden Business Park, Cooil Road, Isle Of Man, IM4 2AY
- PA20/00922/B – Department of Environment Food & Agriculture – Extension to existing car park to increase the number of parking spaces – Millennium Oak Wood, Ballafletcher Farm Road, Cronkbourne, Braddan.

21/127 Section 2

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

1. Rent Arrears
2. Shared Housing List
3. Peel Road Traffic Data
4. Recycling KPIs

21/128 Private

Tenancy Agreement for signing

It was **unanimously resolved** to approve the following Tenancy Agreements for signing:

- Property 165 & Tenant 557
- Property 002 & Tenant 002

21/129 Any Other Business

Refuse Collections – West Baldwin

The Chairman wished it be noted that the previous decision had been made to withdraw the service to properties at the Injebreck end of the road on the grounds of health and safety and the owners of those properties where the lorry could not reach safely would be asked to use bins in the Village.

The Clerk drew their attention to the Deputy Clerks report dated 17th June 2020 giving a number of alternatives and it was **unanimously resolved** to give further consideration to the matter at a later meeting.

Chainsaw Carving – Heritage Trail

It was noted that there had been no developments

Heritage Trail Surface

A discussion was held on the condition of the Heritage Trail from the iron bridge to the railway station in terms of pooling of water and collection of mud, and whether it was sufficient standard for commuting.

It was **unanimously resolved** to investigate the cost of repair and also the potential for installing a 3m wide tarmac path along the full length.

21/130 Date of Next Meeting

The date for the next meeting was set for:-

- 11 March 2021

There being no further business, the meeting ended at 4.15pm

Signed

Date