

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**Meeting held virtually at 2pm on Thursday 25 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

**21/155 Apologies for absence**

There were no apologies for absence.

**21/156 Declaration of Interest**

There were no Declarations of Interest received.

**21/157 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.

**21/158 Deferral of Matters on the Agenda to Private**

It was **unanimously resolved** to defer Item 14 - Housing Application Review Application No. 1346 to Private.

**21/159 Questions from Members of the Public**

The Chairman welcomed Mr and Mrs Arculus to the meeting who are residents of a property at Injebreck.

They had asked to join the meeting to discuss the waste collection service for their property which they felt was inconsistent. They had been advised that it may change requiring them to take their waste to the Village centre, but they had not been consulted on the matter.

The Chairman advised the matter had been a source of discussion for some time and the previous resident at the property had been advised that the waste would not be collected from the property all the recycling service would continue. He advised that the waste collector had expressed his health and safety concerns due to having to turn a large vehicle on a steep incline close to a cattle grid.

There was a difference of opinion as Mr Arculus disputed this statement.

The family were seeking a regular service as the Search undertaken when purchasing the property identify no issues. The Chairman explained their obligations under the Public health act, but advised that the Commissioners were seeking an alternative proposal to them having to bring the waste to the Village.

He said he was unable to confirm whether that would be a weekly or fortnightly collection but the family would be advised and they could make further representations to the Commissioners if they were unhappy.

They were thanked for their attendance and left the meeting.

**21/160 Minutes of previous Meeting**

The Minutes of the Public Meeting held on 11 March 2021 was **unanimously approved** as a correct record of proceedings.

**21/161 Matters Arising**

There were no matters arising.

**21/162 Matters for Consideration from Section 2**

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

**21/163 Chairman's announcement**

There was no Chairman's announcement.

**21/164 Environmental Issues**

There were no Environmental Issues raised.

**21/165 Mullen Doway – Update**

The Chairman advised the Board of the discussions he had had with Mr Walker and that he felt that the party of the embankment where work had been done on the flats looked likely to belong to Mr Walker.

A solution could be the purchase or lease of the bank, and the Clerk advised that an estate agent had been asked for a valuation.

The Clerk advised that investigations were also required in to how the disabled car park spaces could be built on built up land, and how the fencing was to be installed.

It was agreed that the potential solution to all the issues lay with the landownership and it was **unanimously resolved** to await the valuation.

**21/166 Strang Corner Field – Update**

Interviews for the contract for Site Supervisor had been arranged for Wednesday 31<sup>st</sup> March starting at 10am.

The panel was to consist of the Chairman, Vice-Chair and Mr Dentith, and they would be assisted by David Kay Project Manager and Vincent Bradley QS

The Chairman also advised that an agreement with the Structural Engineers had been reached and a revised contract was to be issued.

The Chairman advised that a computer package to help manage the project had been suggested to him and the Clerk was asked to obtain costs.

It was **unanimously resolved** to await feedback on both matters.

**21/167 Lewin – Bankruptcy**

It was **unanimously resolved** to note there had been no further developments

**Section 1**

**21/168 Invoices for approval**

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

BRAD/001/4105 – Cedar – Refurbishment of 1 Jubilee Terrace - £29,147.16

BRAD/001/4106 – Cedar – Mullen Doway – Valuation No. 20 - £255,081.08

7103 - Ellis Brown – Mullen Doway - £4,500.00

413454 - Department of Infrastructure – Energy From Waste Plant February 2021 - £16,998.38

16370 – Quest – Footpath – Cronk Grianagh Park – £8640.00

600120982 – Douglas Borough Council – Road Sweeping February 2021 - £2128.38

**21/169 Land at Vicarage Road – Clybane Rise**

Consideration was given to a report from the Community Warden and a letter from a resident in the area, Mrs Nelson, who was seeking to purchase land from the Commissioners.

It was **unanimously resolved** to acknowledge the letter and to advise that the Commissioners would be in contact after they had taken the opportunity to undertake a site visit

**21/170 Potential Millennium Stones Trail – Children’s Centre**

Consideration was given to an email from the Children’s Centre who sought the Commissioners approval to include the Parish Millennium stone in one of their activities.

It was **unanimously resolved** to advise the Children’s Centre that they were happy to oblige and they had the Commissioners full support.

**21/171 Town & Country Planning (Permitted Development) (Amendment) Order 2021**

Consideration was given to the consultation on the above Order.

It was **unanimously resolved** to note the contents of the Order but they had no feedback to offer.

**21/172 Refuse Collection Costs**

Consideration was given to a report from the Finance Officer in relation to the proposed variation to the waste collection contract.

The changes in the working practices and types and amount of work undertaken, including additional deliveries and repairs were noted.

After a lengthy debate it was agreed that a 5% increase in the contract price would reasonably reflect the changes to the service and it was **unanimously resolved** to advise the contractor accordingly.

**21/173 Maitland Terrace Lane – Corlett Sons & Cowley**

Consideration was given to a report from the Clerk with regard to the ownership of the lane and the 1966 Deeds which had been previously discussed. It was the Commissioners’ interpretation of the Deed that they were able to restrict access to the lane which may be a solution to problems caused by the vast increase of vehicular traffic over recent years which was affecting the road structure.

The purpose of owning the land was considered as were the potential liabilities in terms of its continued maintenance bearing in mind the volume of traffic now using it.

As an initial step it was **unanimously resolved** to seek a valuation of the land and the Clerk was asked to make the necessary arrangements.

**21/174 Middle Park Site**

Consideration was given to a copy of an email from a resident of the Parish sent to the Chief Minister regarding the poor condition of the Middle Park site and potential breeches in planning rules and the disregard of the consequences on the environment.

It was **unanimously resolved** to note the email, but to advise the resident in relation to his concerns over the proposed new Civic Amenity Site, that it would be a properly managed and maintained facility that would not have the same poor visual effect as the scrap metal merchants at the adjacent property.

**21/175 Tender for Gulley Emptying Contract**

Consideration was given to a report from the Clerk, together with documentation for the Gulley Emptying Contract which had recently been put out to tender.

It was **unanimously resolved** to accept the tender from Jones Services Ltd

**21/176 Tender for Internal Cleaning Contract**

Consideration was given to a report from the Clerk, together with documentation for the Internal Cleaning Contract which had recently been put out to tender.

It was **unanimously resolved** to accept the tender from Heritage Cleaners.

**21/177 Tender for External Cleaning and Litter Bin Contract**

Consideration was given to a report from the Clerk, together with documentation for the External Cleaning and Litter Bin Contract which had recently been put out to tender.

It was **unanimously resolved** to accept the tender from Kinrades Bros. Haulage Ltd.

Further consideration was given to a specifically requested itemised proposal for the collection of refuse bins from two properties at Injebreck.

It was unanimously resolved that the Clerk would enter into further discussions on the proposal in relation to price and regularity of the service.

**21/178 Tender for Weed Spraying Contract**

Consideration was given to a report from the Clerk, together with documentation for the Weed Spraying Contract which had recently been put out to tender.

It was **unanimously resolved** to accept the tender from Lush Groundcare

**21/179 Tender for Jet washing**

Consideration was given to a report from the Clerk, together with documentation for the Jet washing Contract which had recently been put out to tender.

It was **unanimously resolved** to accept the tender from AK Gardens & Maintenance.

**21/180 Refurbishment of Benches**

Consideration was given to a report from the Community Warden regarding the possible refurbishment and replacement of a number of benches in the parish.

It was **unanimously resolved** to defer this item until the next meeting of the Commissioners so that a report could be produced on where they were, the previous contract price and the full replacement costs as opposed to re-painting.

**21/181 Suggestion for Union Mills Railway Station**

Consideration was given to an email from a member of the public, suggesting that the area at Union Mills Railway Station could be the suitable place for a small café or shop for users of the Trail.

The Commissioners felt that this may prove to be a fruitful venture, and whilst they were prepared to allow the person to test the market with a mobile vending vehicle, they **unanimously resolved** to advise that the pitch would need to go out for competitive tendering if it were to become a permanent feature.

At 16.12 Mr Dentith left the meeting.

**21/182 Elections and Meetings (Local Authorities) Bill 2021**

It was **unanimously resolved** to note the legislation which had now been passed through for Royal Assent.

**Planning**

**21/183 Planning Applications**

There were no Planning Applications for consideration.

**21/184 Planning Approvals**

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

- PA21/00004/B - Alterations and erection of an extension to rear elevation - Fairhaven Mount Rule Douglas Isle Of Man IM4 4HR
- PA21/00108/B - External alterations including replacing & upgrading cladding, replacement of windows and rendering of facades of three industrial units - Units 42, 44 & 46 Spring Valley Industrial Estate Douglas Isle Of Man, IM2 2QS
- PA21/00057/B - Installation of replacement roofing to 39 dwellings - 1-39 Strang Close, Strang, Braddan, Isle Of Man IM4 4Q
- PA21/00098/B - Alterations and installation of two doorways and three roller shutter doors and alteration to building to form four units for existing Research & Development and Light Industrial (Class 2.2) and / or Storage & Distribution (Class 2.4) - Media House Ballafletcher Road Cronkbourne, Braddan, Isle Of Man IM4 4RA
- PA20/01471/B - Installation of cladding and external lighting - B C S House Peel Road, Braddan, Isle Of Man IM4 4LE

**21/185 Planning Refusals**

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

- PA21/00032/B - J R Riley Limited - Additional use of site for sale of food (30sq.m), sale of outdoor activity and country clothing (75sq.m) and sale of conservatory furniture (50sq.m) - Rileys Garden Centre Ballapaddag Cooil Road Douglas Isle Of Man IM4 2AF

**Private**

**21/186 Housing Application Review - Application No. 1346**

Consideration was given to request from an applicant for the housing list who asked for the decision of the Housing Officer to be reviewed.

After discussion it was **unanimously resolved** that the Housing Officers' decision was correct and that the person should reapply should his circumstances change and he met the set criteria.

**21/187 Date of Next Meeting**

The date for the next meeting was set for:-

- 8 April 2021

There being no further business, the meeting ended at 4.55pm

**Signed .....**

**Date .....**