

MINUTES OF BRADDAN PARISH COMMISSIONERS

Meeting held at 2pm on Thursday 6 May 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

21/236 Apologies for absence

There were no apologies for absence.

21/237 Declaration of Interest

There were no Declarations of Interest received.

21/238 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.

21/239 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 10 - Tenancy Agreement for signing Property 168 & Tenant 558 to Private.

21/240 Questions from Members of the Public

At 2.30pm the Chairman welcomed Mr Bill Shimmins MHK to the meeting. Discussions related to the Local Government (Amendment) Bill 2021, the proposed closure of the Marine Drive, and the discussion in Treasury again about the retention by Government of the local authority business rates.

A lengthy discussion was also held on the problems for pedestrians trying to cross the New Castletown Road opposite the Forge Hotel to reach the southern side bus shelter. He advised that he had made several suggested solutions which involved roundabouts and buses entering Mount Murray but these did not appear have to been picked up.

Finally he also mentioned his concern about the pandemic "exit strategy" which he had felt was slow and not helping the island toward a quick recovery.

He was thanked for his attendance and left the meeting at 3pm.

21/241 Minutes of previous Meeting

The Minutes of the Public Meeting held on 22 April 2021 was **unanimously approved** as a correct record of proceedings.

21/242 Matters Arising**(i) Collection of Waste – Injebreck – Minute: 21/216 (i)**

It was **unanimously resolved** to note that the Clerk had advised the residents at Injebreck that their waste would no longer be collected at the curtilage of their property and they should use the communal bins in West Baldwin Village

(ii) Maitland Terrace Lane – Corlett Sons & Cowley – Minute: 21/173

The Commissioners noted the advice from the Government Valuer of the potential use of the land and it was **unanimously resolved** to invite Mr Leeming from Corlett Sons and Cowley to the next meeting to further explore the matter.

21/243 Matters for Consideration from Section 2

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

21/244 Chairman's announcement

There was no Chairman's announcement.

21/245 Environmental Issues

The Deputy Clerk advised that there had been a very poor response to the request for feedback from Braddan residents on the proposal for fortnightly waste collections.

It was **unanimously resolved** to note the feedback that had been given and to continue to examine the proposal.

21/246 Mullen Doway – Update

The Clerk advised that discussions with Mr Walkers representative had determined that he would be seeking various costs associated in negotiating the sale of the land in addition to the sale price of £10,000.

It was felt that even with their own legal costs to purchase the land the total cost would not exceed £15000 and was **unanimously resolved** to purchase the land subject to Petition approval.

Discussions were also held on the Site Supervisors report relating to the problems with the fire seals and water ingress on the projecting windows. It was agreed that the matter was to be monitored carefully and photographs were to be requested from the Site Supervisor if the windows and seals were removed.

The Clerk was asked to undertake some research on new name plates for the buildings and information boards that would backgrounds to the naming of the properties.

An opening ceremony was also to be arranged.

21/247 Strang Corner Field – Update

It was noted that the training for the CEMAR project management tool had been arranged for the following week.

The Chairman advised that the contractor who was to supply and fit the roof had withdrawn from the contract. The matter was being carefully monitored and alternative suppliers were being investigated by Cedar. However an early indication from the European producer of the roofing material was that there was likely to be a 20% increase in the price of materials.

It was **unanimously resolved** to await further feedback from the Project Manager and Cedar.

4.45pm The Clerk and Mr Dentith left the meeting.

21/248 Lewin – Bankruptcy

It was **unanimously resolved** to note that the Chairman had spoken to Mr Mitchell and an update was to be provided shortly.

Section 1**21/249 Invoices for approval**

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

- Joe Doyle – 22 Snugborough Avenue – Bathroom Refurbishment - £2896.85

- Robert Graham & Co – 1 Jubilee Terrace - Refurbishment - £2776.77
- Department of Infrastructure – March 2021 – Tipping Charges – EfW Plant - £18,946.24
- Manx Utilities – Public Lighting Maintenance – January to March 2021 £4177.44
- Island Drainage & Groundworks – Litter & Dog Bins & External Cleaning Contract – February to April 2021 - £7344.00
- Douglas Borough Council – Road Sweeping – March 2021 - £3147.08
- Bell Burton Associates – Fees re: Strang Corner Field - £6720
- AON – Commercial Combined Renewal – Zurich - £5238.17
- AON - Commercial Combined Renewal - Tower - £13,165.80
- AON – Broker Fees - £3308.50

21/250 Middle Park Industrial Estate

Further correspondence between a nearby resident to the industrial estate and Mr Boot MHK Minister for Food and Agriculture was noted.

It was **unanimously resolved** that efforts would be made to arrange a site visit involving all parties to help everyone appreciate and understand the issues involved.

21/251 Invitation to Tynwald Garden Party

Consideration was given to an invitation from the Office of the Clerk of Tynwald to the annual Tynwald Garden Party on Sunday 4 July 2021.

It was **unanimously resolved** that Miss Corkill would attend on behalf of the Commissioners.

21/252 Five Year Draft Agreement for Management of Housing Stock – Department of Infrastructure - Cronk Grianagh

Consideration was given to a draft Agreement for Management of Housing Stock between the Department of Infrastructure and Braddan Parish Commissioners in relation to 37 properties at Cronk Grianagh.

It was **unanimously resolved** to enter into a further 4 year agreement (with a 1 year extension option) with the Department and it was agreed that the document could be signed.

21/253 Refuse – Fixed Waste Charge – Domestic Properties

Consideration was given to a detailed report from the Finance Officer in relation to a proposal that the payment of waste charges be based on the household rather than the being determined by the rateable value of the property.

It was **unanimously resolved** that the investigation process should continue and reports should be submitted to the Board as it progresses.

21/254 Assistance with IOM Constabulary's Policing Plans

Consideration was given to a letter from Superintendent Stephen Maddocks requesting the Board advise him of their policing priorities in relation to Braddan, with a view to arranging a meeting to discuss the issues in person.

It was **unanimously resolved** to advise Superintendent Maddocks that the Board would welcome a meeting and would invite him to a future meeting of the Commissioners.

21/255 Port Soderick Recreation Hall AGM

Consideration was given to an invitation from the Trustees of Port Soderick Recreation Hall to attend their AGM on 22 May 2021.

It was **unanimously resolved** that the Chairman would attend on behalf of the Board.

21/256 No.s 3 – 17 Close y Lhergy Decking & Fencing

Consideration was given to a Clerk's Report dated 7 January 2021 regarding a proposal to replace the deteriorating wooden decking with concrete slabs and renew the fencing at the rear of some of the properties in Close Lhergy.

It was noted that Mr Dentith had accompanied the Clerk and Housing Officer around the properties and he had acknowledged the problems faced and the extent of the remedial work required.

There was some concern that a proposed scheme to replace the decking with slabs and the wooden fencing with a more robust fence using a concrete base, would be in the region of £200k.

It was **unanimously resolved** to bring the matter back to the next meeting.

21/257 Invitation to Mona's Queen III 81st Anniversary Anchor Memorial Service

Consideration was given to an invitation from Port St Mary Commissioners to attend the Mona's Queen III 81st Anniversary Anchor Memorial Service at Kallow Point on 29th May 2021.

It was **unanimously resolved** to thank the Commissioners for their invitation, however, unfortunately no member was available to attend the Memorial Service on this occasion.

Planning

21/258 Planning Applications

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

- PA21/00415/B – Replacement of existing sliding doors with bi-fold doors – 11 The Church View, Braddan, Isle of Man, IM4 4TF
- PA21/00424/B – Erection of a replacement detached dwelling with integral garage and extension of residential curtilage – Shenvally & Field 524793, Old Castletown Road, Port Soderick, Braddan, IM4 1BB

21/259 Planning Appeals

It was **unanimously resolved** to note the following planning appeal:-

- PA21/00032/B - J R Riley Ltd - Appeal against the refusal for additional use of site for sale of food (30m²), sale of outdoor activity & country clothing (75m²) & sale of conservatory furniture (50m²) - Rileys Garden Centre, Ballapaddag, Cooil Road, Braddan, IM4 2AF

Private

21/260 Tenancy Agreement for Approval

It was **unanimously resolved** to approve the following Tenancy Agreement for signing: Property 168 & Tenant 558.

21/261 Section 2

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

1. Shared Housing Waiting List
2. Rent Arrears
3. Millennium Stones Update
4. Mooinjer Veggey – Daffodils donated by BPC

21/262 Date of Next Meeting

The date for the next meeting was set for:-

- 20 May 2021

There being no further business, the meeting ended at 5.40pm

Signed 

Date 20/5/21