

MINUTES OF BRADDAN PARISH COMMISSIONERS
Meeting held at 2pm on Thursday 20 May 2021.

In Attendance

Mr A C R Jessopp Chairman
 Miss C Corkill Vice Chairman
 Mr N Mellon
 Mr J Quaye
 Mr J C Whiteway Clerk
 Miss M J Radcliffe Deputy Clerk and Finance Officer

21/263 Apologies for absence

Apologies were received from Mr D Dentith.

21/264 Declaration of Interest

There were no Declarations of Interest received.

21/265 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.

21/266 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 11 - Tenancy Agreement for signing -
 Property 079 & Tenant 450
 Property 091 & Tenant 465

21/267 Questions from Members of the Public

The Chairman welcomed Mr Philip Evans to the meeting who wished to discuss the potential sale of the Commissioners land on Vicarage Road to the residents of Clybane to allow an extension to their rear gardens.

Mr Evans concerns were about the problems cause by the bank eroding and slipping down and damaging fences, and that the removal of some foliage was allowing the public to stand on the bank and peer into his back garden.

A lengthy discussion was held on the matter and Mr Evans was advised that a number of parties needed to be contacted to examine the issues surrounding the sale. These included the Planning Division, Highways Division, DEFA (re trees) , the Department of Infrastructure Local Government Section and the Government Valuer.

The Commissioners advised that the Clerk would contact these parties and Mr Evans stated that he would be speaking to all the residents again.

The Chairman stated that during his visit to the site he had observed that a resident had encroached onto the Commissioners land by approximately 4m and it was **unanimously resolved** that the resident would be put on notice that if a sale of the land did not come to fruition, the lawned area would have to be returned to its previous state and condition.

21/268 Minutes of previous Meeting

The Minutes of the Public Meeting held on 6 May 2021 were **unanimously approved** as a correct record of proceedings.

21/269 Matters Arising**(i) Collection of Waste – Injebreck – Minute: 21/216 (i)**

The Clerk advised that he, Mr Quaye, the Community Warden, and the contractor had visited the site earlier in the day and the contractor had demonstrated the problems he was facing with the vehicle when trying to collect the waste from the two properties.

The contractor explained that he needed to pass over the cattle grid and turn at the top of the road, but Mr Quaye pointed out that his 20 tonne vehicle should not be crossing the cattle grid which had a 7 tonne limit.

Mr Quaye, the Community Warden and the Clerk met with Mr Arkulus and explained the dilemma. The Clerk advised him that their findings would be reported back to DEFA who had been asked to look at the matter to determine if the Commissioners were still meeting their statutory responsibilities under the Public Health Act.

It was **unanimously resolved** to await the findings of DEFA.

(ii) Maitland Terrace Lane – Corlett Sons & Cowley – Minute: 21/242(i)

At 4pm welcomed Mr Leeming to the meeting to discuss the problems created by the increased traffic over the Commissioners roadway leading to Corlett Sons and Cowleys yard.

Mr Leeming suggested that part of deterioration of the roadway was caused by the water coming down off the farmland, and he put forward a solution for the Commissioners consideration which involved a soakaway on the Camlork Farm land and concreting the car parking spaces.

After a lengthy discussion Mr Leeming agreed to examine more closely the costs of the scheme and to speak to the MUA about allowing the soakaway to overflow into the nearby foul water drainage pipes.

Mr Leeming advised that he would have a contractor make a temporary repair to the roadway pending a proper solution to the problem.

He was thanked for his attendance and left the meeting at 4.30pm

21/270 Matters for Consideration from Section 2

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

21/271 Chairman's announcement

There was no Chairman's announcement.

21/272 Environmental Issues

There were no matters put forward for consideration.

21/273 Mullen Doway – Update

The Clerk advised that he was unable to progress with the petition to purchase part of Mr Walkers land until he had produced a deed plan of the area he was prepared to sell.

It was noted that drawings from the Project Manager for both the cladding and firestop matters had been issued for comment.

The Commissioners accepted the proposal from the contractor to erect trellis work against the concrete face of the car park to detract from its stark appearance.

The Deputy Chairman agreed to investigate named wall plaques for each building and information boards inside the buildings to explain the origins of the property name

21/274 Strang Corner Field – Update

It was noted the CEMAR project had commenced and the Finance Officer produced a draft of a management report from the system that could be produced on a regular basis and emailed out to the Board.

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 and the Project Manager. 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, and it was also likely the installation costs would increase.

The Clerk also advised that he had been approached by a potential tenant for the area shown as a pharmacy who felt that the area should be slightly larger. The plans were examined and it was felt that there was an opportunity for it to be expanded if required and the architect would be asked to consider the matter.

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

The Chairman asked that a sod cutting ceremony be arranged at the earliest opportunity.

21/275 Lewin – Bankruptcy

It was **unanimously resolved** to note an update from Mr Mitchell which indicated that Court papers were shortly to be served.

Section 1

21/276 Invoices for approval

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

Joe Wood	£5400
Kinrade Haulage	£2448
Douglas Corp (CA site)	£7275
Ellis Brown	£4500
Kay Associates	£4374
Dol (tipping charges)	£20855
DEFA building control	£38185
Ridgway	£ 2056

21/277 Close y Lhergy Decking

Miss Corkill and the Chairman advised that they had taken the opportunity to visit the properties and acknowledged that extensive work was required.

The Clerk advised that any scheme to do the work would require Petition approval as it would be in the region of £200,000 (including fees) and would not take place until the following tax year.

It was agreed that should the condition of the decking be in such poor condition and presented an immediate health and safety concern, it should be removed as a matter of urgency prior to the commencement of any scheme.

It was **unanimously resolved** that the business case for the project should be prepared prior to the submission of a Petition for borrowing.

21/278 Local Authority AGM's 2021

The Clerk reported that Schedule 1 of the recently introduced Elections and Meeting Act 2021 had moved the annual meeting from the month of May to the month of August for 2021.

In the light of this the Chairman suggested that the Commissioners stay in their current positions on the Board until they either resigned or weren't re-elected.

He asked if they were in agreement with the suggested which they all confirmed they

were.

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

21/279 Access Easement to Greenwood, Burnside Terrace, Union Mills, IM4 4AL

Consideration was given to a request for a Deed of Easement for Execution from a resident of Maitland Terrace who wished to confirm their access rights to the Commissioners road.

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

21/280 Suggestion for fruit trees along the railway lines in Braddan

The Commissioners considered a suggestion from the IOM Woodland Trust that fruit trees be planted on their land at the Heritage Trail.

Whilst noting the guidance that such types of trees need lots of sunlight which isn't available in all areas of the Trail, it was **unanimously resolved** to advise that they were free to visit the area and try and find a suitable place for trees to be planted.

21/281 Street Sweeping Contract – expiry

The Clerk reported that it had been discovered that the 3 year contract with Douglas Corporation for street sweeping had expired on 13th May 2021 and provided no opportunity to extend it.

It was **unanimously resolved** to accept the Clerks recommendation and extend the contract for a further 12 months to allow a proper tender process to be undertaken.

21/282 Sale of Memorial Hall

The Clerk advised that he had sought legal advice on issues surrounding the potential sale of the Memorial Hall should it become surplus to requirements when the Strang Corner Field project was open and operational.

The advice in summary was that the Hall had been sold to the Commissioners for the use of charitable social and recreational purposes in connection with the Parish, and therefore any amendments to those conditions would have to be sought through the Courts.

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

21/283 Lone Worker Policy

The Clerk put forward a draft Lone Worker policy and an integral part would be a emergency phone or fob to be used to alert the office if the lone worker was experiencing a problem.

The document was noted and it was **unanimously resolved** a decision would be taken when details of a suitable product had been provided.

21/284 Strang Corner Field – Contract

The Commissioners considered the contract document produced by Bell Burton Associates for the project.

However it was noted that the roof supplier in the document was one who had recently removed themselves from the contract.

It was **unanimously resolved** that the Clerk was asked to have the document suitably amended before being returned for signature.

21/285 Request from Braddan School for assistance with purchasing litter picking equipment.

Consideration was given to a request from Braddan School for assistance to obtain safety equipment to aid them in their litter picking campaign.

It was **unanimously resolved** that 10 litter pickers and bag holders would be provided.

Planning

21/286 Planning Applications

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

PA21/00473/B – Installation of replacement driveway gates – Seacliffe, Old Castletown Road, Ballaveare IM4 1BB

PA21/00464/B – Erection of detached dwelling with associated access – Siesta, Oak Hill, Port Soderick IM4 1AT

21/287 Planning Refusals

PA21/00120/B Erection of a two storey side extension and installation of dormer windows – 171 Fairways Drive, Mount Murray, Braddan IM4 2JG

21/288 Planning Appeals

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

PA19/00984/B – Alterations, erection of three dwellings for tourist accommodation – Hampton Court, Quines Hill, Port Soderick

Private

21/288 Tenancy Agreement for Approval

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

079 450
Property ~~100~~ & Tenant ~~555~~
Property 091 & Tenant 465

21/289 Section 2

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

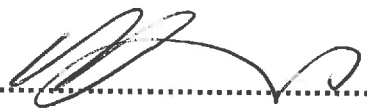
- 1. Rent Arrears
- 2. Upcoming works on Braddan Road
- 3. Hospice Open Gardens – Coronation Community garden
- 4. Fortnightly Refuse Collection - Comment

Date of Next Meeting

21/290 The date for the next meeting was set for:-

- 3rd June 2021

There being no further business, the meeting ended at 5.45pm

Signed 

Date 3/6/21