

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 12.15pm
Thursday 3 June 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

21/295 Apologies for absence

There were no apologies for absence.

21/296 Declaration of Interest

There were no Declarations of Interest received.

21/297 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.

21/298 Deferral of Matters on the Agenda to Private

There were no matters on the Agenda deferred to Private.

21/299 Minutes of previous Meeting

The Minutes of the Public Meeting held on 20 May 2021 were **unanimously approved** as a correct record of proceedings.

21/300 Matters Arising**(I) Land on Vicarage Road: Minute 21/267**

The Clerk advised that he had sought advice from the Government Valuer and was awaiting a response.

The Clerk also pointed out that the land had actually been purchased from the IOM Treasury as it had been bona vacantia and it was **unanimously resolved** to note that a condition in the Deed was that Treasury's approval was required before it was sold or leased.

At 12.45pm the meeting was suspended to resume the Extraordinary Meeting of the Board to discuss the Strang Corner Field budget.

At 2.00 pm the meeting resumed.

21/301 Cronk Grianagh Park – toilet block

At 2pm Mark Pearce from Ellis Brown was welcomed to the meeting. He had been invited to provide an update on the project.

The Commissioners noted the problems associated with the engineering design work and revised plans, and despite requests from the Clerk the design engineer had not produced the required drawings.

They were also shown plans for a tensile canopy that could cover the seating area, and noted the price had been reduced by over £20,000 from a previous similar design that had been suggested.

Mr Pierce advised that work had been done to manage the engineering design situation and after a lengthy discussion it was **unanimously resolved** that the project should be sent out to tender.

Mr Pierce suggested that he invite five smaller building companies to tender which the Board **unanimously resolved** to approve.

Mr Pierce left the meeting at 2.40pm

21/302 Questions from Members of the Public

At 2.40pm the Chairman welcomed Mrs Mackay from Millennium Close to the meeting.

Mrs Mackay wished to discuss the maintenance of the garden at the rear of the property and the condition of her patio door.

After a lengthy discussion it was **unanimously resolved** that the Deputy Chair and the Clerk would visit the property the next day.

Mrs Mackay left the meeting at 2.50pm.

21/303 Meeting with Chief Minister

At 2.50pm the Chairman welcomed Mr Quayle Chief Minister to the meeting and discussions were held on various matters including, the Islands funding, Covid funding, the Zero-ten tax regime, the British Irish Council and the islands Covid vaccination policy

The Chairman raised the matter of Middle Park Industrial Estate and that there seemed to be no desire from Central Government to try to resolve the problems there. He informed Mr Quayle that the Clerk had received no response to his offer to facilitate a meeting of all parties. Mr Quayle asked that the Clerk email him on the matter and he would investigate it further.

The Chairman also commented on the financial difficulties the Commissioners were facing on the Strang Corner Field project, as prices were rising dramatically due to the pandemic and the volatility of the world's finances, both of which were threatening the project.

Whilst offering no guarantees, Mr Quayle said he would raise the matter with various parties within Government but he did feel that offering assistance could set a precedent that other authorities would wish to follow.

Mr Quayle was thanked for meeting the Commissioners and left the meeting at 3.40pm.

21/304 Matters for Consideration from Section 2

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

21/305 Chairman's announcement

There was no Chairman's announcement.

21/306 Environmental Issues

There were no matters put forward for consideration.

21/307 Mullen Doway – Update

The Clerk advised that work was continuing on suitable solutions to the firestop and cladding issues.

They noted that the opening date had moved further away to early September.



The Deputy Chair put forward a number of plaque designs that were to be produced and installed by Gregg Memorials, and the font style was chosen.

Again the Clerk advised that he was not in a position to progress the purchase of the bank until a drawing had been produced by the landowner.

21/308 Strang Corner Field – Update

A discussion was held following the earlier Extraordinary Meeting to make a decision on the future of the project in the light of the price increases.

The Chairman stated that when the funding for the project had been analysed, it was accepted that it would vastly reduce the Commissioners general reserves. However what had not been taken into the equation at that time was the opportunity for the realisation or leasing of certain assets such as the Commissioner's office or the Memorial Hall, which could raise in the region of £500k.

The Commissioners also discussed the financial penalties that could be faced as well as the loss of over £300k that had already been spent on consultants and design fees to date.

After a lengthy discussion it was **unanimously resolved** to press on with the project and to continue to seek central government assistance where possible.

21/309 Lewin – Bankruptcy

The Clerk advised within the past two weeks he had received a Freedom of Information request about legal fees paid to their advocate and the Executor in Bankruptcy in relation to the recovery of the debt owed to the Commissioners from the late Mr Lewins estate.

The person requesting the information, Mrs Dee Beldon, had advised the Clerk that she was prepared to have her name and the FOI request released to the Commissioners.

The FOI response had provided, as requested, the amount of fees paid, but Mrs Beldon was seeking the justification of the expenditure.

It was **unanimously resolved** to advise her that the Commissioners had agreed to underwrite the costs the Executor In Bankruptcy may occur, in the seeking of the recovery of £72k that Mr Lewin had given to his former partner in the knowledge that he had outstanding creditors.

Section 1

21/310 Invoices for approval

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

MUA – Electric supply to Strang Corner	£37386
MUA – Water supply to Strang Corner	£12224
IOM Govt rates	
Douglas Borough – kerbside contract	£10957
BSA – Mullen Doway	£ 4725

21/311 Telephone Kiosks – Union Mills & The Strang

After discussion it was **unanimously resolved** to apply to adopt the red phone boxes at Union Mills and Strang.

It was felt that the box at Union Mills would be suitable to hold a defibrillator, and the box at Strang could be removed, refurbished and installed as a feature in Strang Corner.

21/312 Consultation on the Establishment of a Regulatory Authority for Government
It was **unanimously resolved** to defer the consideration of the matter to a later meeting.

21/313 Additional Parking Charge
Consideration was given to a draft Parking Charge Notice that would be issued by the Community Warden in accordance the Braddan (Off Street) Parking Places Order 2019.

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

21/314 Playground refurbishment specification
The Commissioners considered a report from the Community Warden and it was **unanimously resolved** to approve the document

21/315 Residential Planning Design Guide consultation.
At 4.10pm the Chairman welcomed Mr Steve Butler , Head of Development Management Planning and Building Control Directorate, to the meeting virtually via Teams.

Mr Butler explained that the consultation had been issued as part of the process to update the existing guide. He stated that was not a policy document just guidance for applicants and to help raise the standards of design.

The Commissioners put forward various matters which Mr Butler responded to, or noted as part of the consultation process.

At 4.40pm the Chairman thanked Mr Butler for his assistance and he left the meeting.

At 4.50pm Mr Dentith left the meeting

21/316 Lone Worker Policy
Further to the previous meeting the Clerk advised that he had found two products that would suit the Commissioners purposes in relation to a lone worker alarm.

The first, used by Douglas Corporation, was connected to a UK call centre, whilst the other promoted by a local company was connected to the office system, but both in the region of £20 per month for each unit.

It was **unanimously resolved** to adopt the Lone Worker Policy put forward at the previous meeting and progress with the local company, Energy Communications Ltd for the emergency transmitter.

21/317 Braddan Road Crossing – Street Lighting
The Commissioners noted a document from the Manx Utilities Authority regarding the scheme that was shortly to commence.

The document asked for responses on two matters. First, would the Commissioners adopt the new lights once that they connected and second, would they accept the new charges that would be incurred as the lights needed to be illuminated throughout the night.

It was **unanimously resolved** agree to both requests.

21/318 HSBC Bank PLC – Utilisation Agreement – Mullen Doway – 6 of 8
It was **unanimously resolved** to approve and sign the Utilisation request to draw down £619,511 for the Mullen Doway project.

Planning

21/319 Planning Applications

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

PA21/00510/B - Retrospective application regarding the erection of mast and other structures in connection with PA 19/00129/B - Carnane (former) BBC Transmitter Site, Old Castletown Road, Braddan, Isle of Man, IM4 1AB

PA21/00464/B - Erection of detached dwelling with associated access - Siesta Oak Hill Port Soderick

21/320 Planning Approvals

PA21/00259/B - Variation of condition 4 to PA 20/00323/B to alter the colour of materials to roof, walls and doors - Part Field 524881 And Land Adjacent Industrial Estate Ballafletcher Road, Cronkbourne, Braddan, Isle of Man

PA21/00273/B - Re-roofing of existing office building and installation of photovoltaic solar roof panels - Manx Telecom Corporate Headquarters Isle Of Man Business Park, Braddan, Isle of Man IM2 2QJ

21/321 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

21/322 Section 2

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

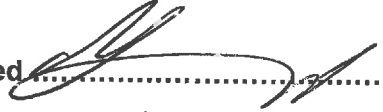
- 1. Rent Arrears
- 2. Bathing Water Quality
- 3. Shared Housing Waiting List

21/323 Date of Next Meeting

The date for the next meeting was set for:-

- 17th June 2021

There being no further business, the meeting ended at 5.30 pm

Signed 

Date 17/6/21