

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**Held at the Commissioners' Office, Close Corran, Union Mills at 2pm**  
**Thursday 1 July 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

**21/350 Apologies for absence**

It was noted that Mr Dentith had advised the Clerk that he was running late but would be attending the meeting.

**21/351 Declaration of Interest**

There were no Declarations of Interest received.

**21/352 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.

**21/353 Deferral of Matters on the Agenda to Private**

It was **unanimously resolved** that Item 6 – Tenancy Agreement for signing – Property 073 & Tenant 073 would be deferred to Private.

**21/354 Minutes of previous Meeting**

The Minutes of the Public Meeting held on 17 June 2021 were **unanimously approved** as a correct record of proceedings.

**21/355 Matters Arising****(i) TT Access Road – Minute: 21/341**

It was noted that Mr Quaye had written to the Chief Minister and Mr Skelly MHK raising his serious concerns over the consequences of increasing the numbers of days the TT Course would be closed for the 2022 races and how that would affect numerous businesses in the Snugborough Trading Estate.

The Chairman advised that he had also spoken to Mr Skelly MHK and a letter had been sent to Simon Crellin from IOMTT on the matter.

It was **unanimously resolved** to await further feedback.

**21/356 (ii) Civic Amenity Site – Minute: 21/343**

The Chairman advised that the Agreement had not been put forward by the Committee for signature due to problems regarding landownership and the ability take a loan on a multi-owner site.

It was noted that the planning application was ready to be submitted by the developer Dandara and an Environmental Impact Assessment had been provided.

It was **unanimously resolved** to note when the planning application was being considered, the concerns to be addressed included, operating hours, noise and the visual appearance.

**(iii) Complaint – Middle Farm – IDG – Minute:21/250**

The Chairman advised that a multi-agency meeting with the resident who had concerns over the condition of the IDG site had been held and all parties agreed to work closely in an attempt to reduce the amount of waste that was visible on site and to ensure that the operating hours were carefully monitored.

It was **unanimously resolved** to await further developments.

**21/357 Questions from Members of the Public**

There were no questions from Members of the Public.

Mr Dentith joined the meeting at 2.10pm

**21/358 Matters for Consideration from Section 2**

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

**21/359 Chairman's announcement**

The Chairman was pleased to announce that the authority had received 5 nominations for the vacancies that were due to be filled at an election scheduled for 22<sup>nd</sup> July.

It was noted that the election was therefore uncontested and all candidates were duly elected.

He wished to express, on behalf of the Board, their gratitude to the retiring members Miss Corkill and Mr Dentith who had served the authority well and with great diligence during their term of office.

Miss Corkill stated that she enjoyed the time she had spent on the Board and wished them well with the challenges ahead.

It was **unanimously resolved** to note the Chairman, Mr Quaye and Mr Mellon had retained their seats and Mr Peter Scott and Mr Andrew Morgan were the new Commissioners for the next four years.

**21/360 Environmental Issues**

The Clerk advised that some of the trees in the Commissioners' car park had been identified to be in a dangerous condition and urgent attention was required.

It was **unanimously resolved** to note the entrance to the playground had had to be closed due to the imminent danger and a tree surgeon had been requested to deal with the trees as a matter of urgency.

**21/361 Mullen Doway – Update**

The Chairman reported that they had just visited the site and whilst the project looked well, there was still a potential for further delays due to the supply of materials.

It was **unanimously resolved** to note, subject to any delays, the buildings were scheduled to open on 4<sup>th</sup> September and that the Housing Officer had issued letters to prospective tenants to determine if they would accept an offer of a property.

**21/362 Strang Corner Field – Update**

The Clerk advised that numerous pipes: gas, electric and drainage of unknown origin or destination had been discovered on site. These were not mapped by any of the authorities and it was agreed that it be determined that the movement of these sites would not be at a cost to the Commissioners.

It was noted that in the initial plans for the building, provision had been made for a cash machine on the external wall.

The Clerk advised that the Isle of Man Bank had confirmed that they had no requirement for such a facility as there was a machine in close proximity at the hospital reception and electronic transactions, not cash, were now becoming the norm on the island.

It was **unanimously resolved** not to proceed with any installation but consideration should be given to an electronic notice board.

A discussion was held on the ability to increase the size of any of the businesses, in particular the nursery, but without determining the demand it was a difficult matter to plan for.

The Clerk advised that he had completed a template for a Heads of Terms Agreement document but until various aspects such as the rent and management fees had been set it could not be issued.

He was asked to produce the document at the next meeting to agree its content and it could then be issued seeking expressions of interest from prospective tenants. This would help to determine if any prospective tenants were seeking greater space than presently allocated.

**21/363 Lewin – Bankruptcy**

It was **unanimously resolved** to note there were no further developments.

**Section 1**

**21/364 Invoices for approval**

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

J Clawson Ltd – 5 Coronation Terrace	£2518
Yesss Electrical – CO2 Alarms	£2447
Hanley & Bell – 5 Coronation Terrace	£2100
Cedar – Strang Corner Field	£334,860
Douglas Borough Council – ECAS	£8708
Dept of Infrastructure – EFW Plant	£19,089

**21/365 Introduction of Pilot Community Hubs – Consultation**

Consideration was given to correspondence from the Cabinet Office who were seeking support for the opening of Community Hubs around the island where the public could access a range of Government services such as advice on COVID, travel tickets, and payment of government invoices

It was **unanimously resolved** to advise the Cabinet Office that they would be happy to support the proposal and that the Strang Corner Field development would be an ideal venue when it was completed.

**21/366 Marine Drive Area of Special Scientific Interest – Notification under Section 27 of the Wildlife Act 1990**

The Commissioners noted the above document but it was **unanimously resolved** to defer its consideration to the next meeting.

**21/367 Strang Corner Field – Utilisation Request**

The Finance Officer put forward for signature a Utilisation Request for £649438 which was a payment to the contractor for work completed to date.

It was **unanimously resolved** that the Chairman and Clerk could sign the request.

**21/368 Potential development of Ballafletcher Road site by Hartford Homes**

The Chairman raised the issue of the potential development of the Ballafletcher site, (Drinkwater land) following its zoning in the Area Plan for the East.

A lengthy debate was held on the matter, and whilst at the Inquiry the authority had suggested that they would support a small increase in properties, they did not support the alleged future wholesale development that could include 300-400 houses.

The Board discussed the work of the pressure group who were opposed to any development, and had suggested that the bank that overlooked the Douglas Rugby club and the surrounding area, could include historic, but uncharted, waste sites.

The Clerk advised that the Environmental Health Department were unaware of any waste deposits but Mr Quaye stated that he was aware that in the past the area at the rear of the rugby club had been used for tipping.

The group were also very concerned over the amount of traffic that would be generated by any new properties and it had been indicated that the only access would require breaching the wall on Braddan Road between the Oak Tree and Braddan School.

The Clerk advised that Mr Shimmins MHK had been involved in the collection of data about of air pollution levels on Peel Road which indicated poor air quality even at present day traffic levels.

The Chairman advised that the pressure group continued to contest the matter but were struggling for funds to obtain professional input for matters such as soil sampling, road surveys using drones etc.

It was **unanimously resolved** to set aside a budget of £2500 to assist in funding the collection of data for the group.

**Planning****21/369 Planning Applications**

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

PA21/00666/B - Alterations, erection of detached equestrian building to provide stables and arena and erection of detached field shelter with associated hard standings - Fields 22650 & 522652, Hampton Court, Quines Hill, Port Soderick, Isle Of Man, IM4 1AZ

PA21/00758/B – Erection of a single storey extension to side elevation – Ellenbrook arm, Old Castletown Road, Braddan, IM4 1AJ

**21/370 Planning Approvals**

It was **unanimously resolved** to note the following approvals:

PA21/00415/B - Replacement of existing sliding doors with bi-fold doors - 11 The Church View Braddan, Isle Of Man, IM4 4TF

**21/371 Private**

**Tenancy Agreement for signing – Property 073 & Tenant 073**

It was **unanimously resolved** to approve the following Tenancy Agreement for signing: Property 073 & Tenant 073.

**21/372 Section 2**

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

- 1. Shared Housing Waiting List
- 2. Rent Arrears
- 3. Refuse & Recycling Reports – May 2021
- 4. Fortnightly Refuse Collection Comments
- 5. Douglas Borough Council Street Lighting Agreement

**21/373 Any Other Business**

- 1. Mr Quaye advised that the entrance gate to the Heritage Trail at Union Mills Industrial Estate had again been wedged open which lead to the potential of motorbikes accessing the Trail.
- 2. Miss Corkill asked if the feedback from the consultation on electric scooters and the closure of Marine Drive had been received.

**21/374 Date of Next Meeting**

The date for the next meeting was set for:-

- 15 July 2021

There being no further business, the meeting ended at 4.40pm

Signed  .....

Date ..... 15/7/21 .....