

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm
Thursday 15 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

- 21/375 Apologies for absence**
 There were no apologies for absence.
- 21/376 Declaration of Interest**
 There were no Declarations of Interest received.
- 21/377 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.
- 21/378 Deferral of Matters on the Agenda to Private**
 It was **unanimously resolved** that Item 6 – Tenancy Agreement for signing – Property 140 & Tenant 560 would be deferred to Private.
- 21/379 Minutes of previous Meeting**
 The Minutes of the Public Meeting held on 1 July 2021 were **unanimously approved** as a correct record of proceedings.
- 21/380 Matters Arising**
 There were no matters arising
- 21/381 Questions from Members of the Public**
 There were no questions from Members of the Public.
- 21/382 Matters for Consideration from Section 2**
 It was unanimously resolve to move the following matters to Section 1 for consideration:
- Item 5 Complaint re Marbeg
 - Item 6 Complaint re IDG – Middle Park
- 21/383 Chairman's announcement**
 There was no Chairman's announcement.
- 21/384 Environmental Issues**
 There were no environmental issues.
- 21/385 Mullen Doway – Update**
 The Chairman reported on the meeting earlier in the day with the contractor, Project Manager, Quantity Surveyor and Site Supervisor following the disclosure that the project was unlikely to be completed before November 2021.

Discussions were held on the causes of the delay, which included the problems with the projecting bays and cladding, the testing of the Juliet balconys' and the fire alarm system.

It was noted that the contractor was asked to consider a phased programme of opening the properties and he was going to feedback to the Board.

21/386 Strang Corner Field – Update

The Clerk advised that the Project Manager was working with Manx Gas to resolve an issue regarding providing sufficient supply, and piping from the Hospital site was being considered.

All other matters seemed to be progressing well, and the Board asked for a site meeting on 29th July prior to the last meeting of the present Board.

21/387 Lewin – Bankruptcy

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

Section 1

21/388 Invoices for approval

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

Clean Machine – Gutters - £2590

JRB Enterprise – Dog waste bags - £2834

Douglas Borough Council – ECAS – May £8708

BBA – Mullen Doway - £6898 & £5749

BBA – Toilets @ Cronk Grianagh Park - £4356

Cedar – Mullen Doway - £150,414

Kinrade Bros Haulage Ltd – Ext cleaning & Litter bins - £2448 & refuse collection – April to June - £36,252

Kay Associates Ltd – Strang Corner Field - £4374

Ellis Brown – Mullen Doway - £4500

March Consultants Ltd - Strang Corner Field - £3375

DG Wood & Son - £3889

21/389 Draft Specifications - Replacement footpath and fencing at Clybane Park

It was **unanimously resolved** to accept the draft specification for the construction of a footpath at Clybane and it was agreed that it should be put out to tender.

21/390 Heads of Terms Agreement – Strang Corner Field

Consideration was given to a draft Heads of Terms Agreement document in respect of the units at Strang Corner.

After certain matters had been confirmed it was **unanimously resolved** to place an advert in the press seeking expressions of interest in the Units leading to the signing of a Heads of Terms document.

This would also give an opportunity for potential tenants to consider if the area on offer was suitable or if different requirements could be accommodated and these could be considered by the Board.

21/391 HSBC Loan Agreement

The Finance Officer advised the Board that she had been approached by the HSBC seeking the Commissioners response to finding a replacement system for LIBOR (London Interbank Offer Rate) which was part of the calculation of the interest local authorities paid on loans, as this was to come to an end. Alternative replacements were

suggested and included SONIA (Sterling Overnight Index Average) and Bank of England's Bank Rate

It was **unanimously resolved** to defer consideration until the next meeting to allow the Commissioners to further consider the matter.

21/392 Sale of Assets to fund additional costs – Strang Corner Field

The Board considered a report from the Clerk with regard to options available to them to meet the additional costs, and potential drastic reductions in their reserves, due to the increased costs of the roof at Strang Corner.

The Clerk suggested that the anticipated £150k that would be left in reserves at the end of paying for consultants' fees (building control costs etc), would not meet the £200k additional cost. Money could either be raised by realising assets (ie selling or leasing properties) or increasing the loan which still had to be funded.

There were numerous options considered, one of which was the conversion of the offices to social housing. The Clerk explained that a business case to secure funds for selling and converting the office, needed to be submitted to the Dol by the end of July 2021 if the scheme was to start in any part of the 2022/23 year.

The Commissioners considered leasing out the Memorial Hall on a full time basis, which would cover a large part of the additional loan, or selling or leasing the office for other businesses, which could include a nursery.

It was **unanimously resolved** that the Clerk would submit a business case to the Department to fund the conversion of the offices to social housing units, but also to have the properties passed to an estate agent to see if there was any demand in the market.

21/393 Eastern Civic Amenity Site Joint Committee

The Commissioners noted an email from the Clerk to the Committee and agreed that their representative Mr Dentith would attend the ECAS meeting on Monday 19th July. It was **unanimously resolved** to advise the Committee that they were happy to support either of the two funding options for the new civic amenity site that had been proposed.

21/394 Planning Complaint re Marbeg, Port Soderick

The Board noted further correspondence from a resident to the Planning Enforcement section of DEFA regarding concerns that the property Marbeg was being used as a commercial repairs and sales garage for vans for which they had no planning approval.

The Clerk advised that the resident was providing regular updates on his correspondence with DEFA but it seemed to be achieving nothing.

The Board were unhappy with the apparent lack of response to the resident and it was **unanimously resolved** that the Clerk would again re-assert the Commissioners' request that the matter be properly investigated and any business should be stopped pending a planning application to reflect the use of the property.

21/395 Complaint re IDG – Middle Park

The comments from the nearby resident to the industrial site were noted and the Chairman suggested that the Dol and DEFA should be asked to produce a Master Plan for screening of the entire site, including the energy from waste plant, that would achieve a minimum impact on a rural area of industrial processes.

It was **unanimously resolved** that the Clerk would contact both Departments.

Planning**21/396 Planning Applications**

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

PA21/00473/B Installation of replacement driveway gates - Seacliffe Old Castletown Road Port Soderick Isle Of Man IM4 1BB – AMENDED PLANS

PA21/00731/B - Recycling And Storage Compound - Richmond Hill, Braddan, Isle of Man IM4 1JH

21/397 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

21/398 Planning Correspondence

It was **unanimously resolved** to note the correspondence in relation to the following planning application:

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 522650 & 522652 Hampton Court Quines Hill Port Soderick Isle Of Man IM4 1AZ

21/399 Private**Tenancy Agreement for signing – Property 140 & Tenant 560**

It was **unanimously resolved** to approve the following Tenancy Agreement for signing: Property 140 & Tenant 560.

21/400 Section 2

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

1. Shared Housing Waiting List
2. Rent Arrears
3. Second Supplemental Rating List & Rating Objection
4. Rates – Charity Exemptions
5. Complaint re: Marbeg, Old Castletown Road
6. Complaint re: IDG Ltd – Middle Park
7. Tromode Road – Consultation - DOI

21/401 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 4.25 pm

Signed

Date 29/7/21