

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**Held at the Commissioners' Office, Close Corran, Union Mills at 2pm**  
**Thursday 29 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

**21/402 Apologies for absence**

There were no apologies for absence.

**21/403 Declaration of Interest**

There were no Declarations of Interest received.

**21/404 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.

**21/405 Deferral of Matters on the Agenda to Private**

It was **unanimously resolved** that Item 4 – Tenancy Agreement for signing – Property 095 & Tenant 290 would be deferred to Private.

**21/406 Minutes of previous Meeting**

The Minutes of the Public Meeting held on 15 July 2021 were **unanimously approved** as a correct record of proceedings.

**21/407 Matters Arising****i) HSBC Loan Agreement: Minute 21/391**

The Chairman advised that he had been involved in discussions with representatives from HSBC on the matter.

A lengthy discussion was held on the options available as a replacement for LIBOR but finally it was **unanimously resolved** that the Bank would be advised that the Authority had chosen SONIA

**i) Eastern Civic Amenity Site: Minute 21/393**

The Clerk advised that the Committee could not go into contract with the proposed developer of the new site until the new joint working agreement between all member authorities had been signed.

The signing was reliant on an agreement on how the land for the new site had been finalised, and he had advised the Committee that the Commissioners supported the option to purchase where Douglas loaned the money for the entire site, the various authorities contributed, and after the loan period the various portions were distributed.

They were however open to the proposal that each authority loaned the money and the land was appropriately apportioned when it was purchased.

They noted that Onchan favoured the individual loans option and the constitution of the Committee required that the three larger authorities all needed to agree before any large financial capital investment was entered into.

The concurrence of Onchan was now required to sign off the Agreement.

It was **unanimously resolved** to note that the next meeting had been scheduled for 7<sup>th</sup> September and the Clerk agreed to get an update before the next Board meeting.

**21/408 Questions from Members of the Public**

There were no questions from Members of the Public.

**21/409 Matters for Consideration from Section 2**

There were no Matters for Consideration from Section 2.

**21/410 Chairman's announcement**

The Chairman wished to record his thanks to the two retiring members who were sitting at the last meeting.

He expressed the Authority's appreciation for their hard work and contribution for the last five years, and presented Miss Corkill and Mr Dentith with a small gift of acknowledgement.

Both retiring members thanked him for his kind words saying they had enjoyed the experience and had learnt a great deal during the period.

They both wished the Board good fortune with the Authority's new and exciting ventures.

**21/411 Environmental Issues**

A discussion was held on a local resident in the parish that was often observed collecting litter on the pavement during his regular walks.

It was **unanimously resolved** that the person be identified and his community spirit should be recognised and acknowledged in some way.

**21/412 Mullen Doway – Update**

The Clerk advised that he was to meet the new representative from the DoI who was overseeing the project and discussions would be held on a revised completion day, and the reasons for the delay.

The Clerk was asked to contact the contractor and determine if a phased opening was possible.

**21/413 Strang Corner Field – Update**

A site visit had been made prior to the meeting and the good progress made to date was noted.

The Clerk advised that he had spoken to the Government Valuer regarding the proposed lease charges of the various units, pharmacy, dentist, gym etc and a schedule was produced.

It was **unanimously resolved** that the spaces would be advertised and the guide prices would be used when seeking expressions of interest.

**21/414 Lewin – Bankruptcy**

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

**Section 1**

**21/415 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 – 5 Close y Locker - £4614~~

Douglas Borough Council – ECAS – June - £9186

BBA – Strang Corner Field –

Cedar – Strang Corner Field - Valuation No. 2 - £387,719

Hanley & Bell – 32 Cronk Grianagh - £3690

Douglas Borough Council – Kerbside Recycling - £11,231

DOI – Energy From Waste Plant – £21,181

Watsons Nurseries – Hanging Baskets – £3028

**21/416 Public Sector Rent Setting – 2022/2023**

Consideration was given to correspondence from the Director of Public Housing and Estates seeking the Board's views on setting public sector rents for the 2022/2023 financial year.

The Commissioners noted the trend of increases over the past few years, and after discussion it was **unanimously resolved** that they would advise the Department that they would support an increase in rental charges of no more than 1%.

It was also agreed that a request would be made that the rent based on "Market Rent" should also be reviewed annually and commented that this had not been done for a number of years.

**21/417 Marine Drive Area of Special Scientific Interest – Notification under Section 27 of the Wildlife Act 1990**

The Clerk stated that he had asked the Department of Environment, Food and Agriculture if they were confident that all interested parties in Braddan had actually been contacted and was waiting a response.

He also advised that he was also waiting a respond from DoI with regard to the outcome of the recent consultation on the closure of the Marine Drive.

It was **unanimously resolved** to further defer the consideration of the matter in the knowledge that a response wasn't required until mid- September, and to await a clearer copy of the map to help identify more accurately the areas in question.

**21/418 Middle Park**

The Commissioners were in receipt of further information from the Planning Enforcement section regarding the planting requirements set down in recent planning applications within the area of Middle Park.

The Chairman stated that these approvals should be audited against what was approved against actually implemented.

The Clerk also commented that the ECAS committee should be cognisant of the potential for certain restrictions on noise and operating hours when the planning application is being considered.

It was **unanimously resolved** the Clerk would contact the Planning Enforcement office to ask about the audit.

**21/419 Braddan Commissioners' Badges**

Consideration was given to information from Miss Corkill about the cost of purchasing badges for the Commissioners that could be worn on special occasions or meetings.

The Board appreciated the information and asked if a diagram, picture or an example could be found to aid their decision.

It was **unanimously resolved** to await the information.

Planning**21/420** Planning Applications

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

PA21/00767/B - Robinsons Ballapaddag, Cooil Road, Braddan, Isle Of Man, IM4 2AF - Installation of a canopy and replacement of an area of existing hard standing material with block paviors

PA21/00424/B – Erection of a replacement detached dwelling with integral garage and extension of residential curtilage – Shenvalley & Field 524793, Old Castletown Road, Port Soderick, Braddan, IM4 1BB – AMENDED PLANS

PA21/00606/B - Erection of a first floor extension above existing garage to provide ancillary living accommodation – Jandakot, Old Castletown Road, Port Soderick, Isle Of Man, IM4 1BB – AMENDED PLANS

**21/421** Planning Approvals

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

PA21/00548/B - Removal of existing conservatory and erection of flat roof extension to rear elevation of dwelling - 19 River Walk, Braddan, Isle Of Man, IM4 4TJ

PA21/00610/B - Erection of an extension to dwelling – Ballaveare, Old Castletown Road, Port Soderick, Isle Of Man, IM4 1BB

PA21/00606/B - Erection of a first floor extension above existing garage to provide ancillary living accommodation – Jandakot, Old Castletown Road, Port Soderick, Isle Of Man, IM4 1BB – AMENDED PLANS

**21/422** 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

**21/423** Private**Tenancy Agreement for signing – Property 140 & Tenant 560**

It was **unanimously resolved** to approve the following Tenancy Agreement for signing: Property 095 & Tenant 290.

Section 2

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

1. Shared Housing Waiting List
2. Rent Arrears
3. Application for extension of existing temporary 30Mph, Richmond Hill, Braddan 25.07.21
4. Road Traffic Notice - Braddan Road & Strang Road 26.07.21
5. Alison Lynch – Candidate for Middle- letter to local residents about her background.

**21/424** Any other Business

1. Mr Quaye asked for an update on the clearance of the ditches on the Heritage Trail
2. Mr Quaye asked that the owner of the bushes that hung over a large portion of the walkway between the access to the Bull Road and Snugborough Estate be asked

- to cut them back as quickly as possible as they were causing people to walk on the road to avoid them.
3. Mr Mellon asked that the DoI be advised about the very poor state of the pavement between Harold Cottage and the entrance to the hospital on Ballaoates Road. He said it was dangerous and he had been advised of a serious incident involving a child
  4. The Clerk advised that an indication from the Quantity Surveyor had been that the public toilets project could cost in the region of £340,000.
  5. The Chairman advised that the management committee of the Port Soderick Hall wished to discuss the future of the property in the light of the termination of the lease with the nursery. A meeting was to be arranged.

**21/425 Date of Next Meeting**

The date for the next meeting which was the Annual General Meeting was set for:-

- 5th August 2021

There being no further business, the meeting ended at 5.15 pm

Signed .....  .....

Date 12/8/21 .....