

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm
Thursday 7 October 2021

In Attendance

Mr A C R Jessopp Chairman
 Mr N Mellon
 Mr A Morgan
 Mr J C Whiteway Clerk

21/533 Apologies for absence

Apologies for absence were received from Mr Quaye and Mr Scott.

21/534 Declaration of Interest

There were no Declarations of Interest received.

21/535 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.

21/536 Deferral of Matters on the Agenda to Private

There were no matters deferred to Private.

21/537 Minutes of previous Meeting

The Minutes of the Public Meeting held on 23 September 2021 were **unanimously approved** as a correct record of proceedings.

21/538 Matters Arising

(i) Cronk Grianagh toilets: Minute 21/512 (i)

The Clerk advised that he was expecting tenders to be submitted, but in the interim the Project Manager had put forward, as an option, a standalone wastewater treatment plant as an alternative to the expensive connection to the government system.

It was **unanimously resolved** to await the tenders and also get further details of the stand-alone treatment plant.

(ii) Lhergy Cripperty junction: Minute 21/512 (ii)

It was **unanimously resolved** to note the Dol's response which stated that there were no plans to remodel the junction and that no accidents had been recorded in that area caused by the way it was configured.

(iii) Recycle Trollies: Minute 21/512 (iii)

It was **unanimously resolved** to note that the supplier had advised that there was a delay in production and the Commissioners order was unlikely to be filled until February 2022.

21/539 Meeting with Salvation Army

The Chairman welcomed to the meeting Capt Nieuwoudt and Jeremy Humphries from Modus Architects who wished to discuss a prospective planning application for the former Red Cross building on the IOM Business Park which they had recently purchased.

They explained their proposed extension to the property and a series of pictures were displayed.

A general discussion was held and the Commissioners advised that they liked the proposals and looked forward to the planning application being submitted.

They left the meeting at 2.40pm.

21/540 Meeting with Hartford Homes

At 3pm the Chairman welcomed to the meeting Mr James Greenhalgh and Mr John Parsons from Hartford Homes who wished to discuss prospective planning applications for land south of the Cooil Road, and land off Braddan Road.

Mr Greenhalgh laid out overview plans for both sites and a general discussion was held on both matters. The Cooil Road site showed a mix of corporate headquarters behind the Jacksons car dealership and an extension to the existing industrial units at the rear of the Robinsons buildings.

The Braddan Road site, land owned by the Drinkwater estate, showed 350 dwellings which Mr Greenhalgh advised included a range of properties from bungalows to 5 bed houses, and the requisite allowance of properties as set down in Section 13 of the Town and Country Planning Act 1999

Mr Greenhalgh advised that they had arranged public consultation meetings on 20th October for the Cooil Road site and 21st October at Vagabonds Rugby Club for the Braddan Road development.

At 4pm they left the meeting.

21/541 Questions from Members of the Public

There were no questions from Members of the Public.

21/542 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

21/543 Chairman's announcement

There was no Chairman's announcement

21/544 Environmental Issues

There were no Environmental Issues.

21/545 Mullen Doway – Update

The Clerk advised that suitable replacement cladding for the windows had been obtained and was due to be fitted.

He also advised that Mr Walker had produced a Deed plan indicating the area of the bank he wished to sell. It was noted that the land on offer was more extensive than originally indicated, and whilst this increased the potential liability for maintenance it was agreed that the risk was minimal and acceptable.

It was **unanimously resolved** to pass the plan to their advocate so a draft deed could be drawn up, which would accompany the Petition to be submitted under Section 25 of the Local Government Act 1985 seeing approval to purchase land.

Finally the Clerk reported that a meeting with Mark Pierce, Project Manager and Brian Butler QS had been arranged for Wednesday 13th October to discuss the project finances before a petition seeking extra funds was submitted.

21/546 Strang Corner Field – Update

The Clerk advised that there was considerable interest in the Units and a full page advert had been placed in the local papers which he hoped would encourage ever more of a response.

He stated that the work was progressing well as indicated in the Site Supervisors reports.

The architect had indicated that he was confident that the proposed lego structure could be suitably accommodated within the atrium.

Finally the Clerk advised that a Site visit for the staff and Commissioners had been arranged for 1pm on Thursday 21st October.

21/547 Lewin – Bankruptcy

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

Section 1

21/548 Invoices for approval

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

D G Wood & Son – Ground maintenance + various – June - £4411
 D G Wood & Son – Ground maintenance + various – July - £4279
 D G Wood & Son – Ground maintenance + various – August - £4333
 MCT Construction Ltd – Repairs – 14 & 15 Jubilee Terrace – Fire Damage - £11,700
 Douglas Borough Council – Supply of wheelie bins - £8296

21/549 Guidance on Arrears Management & Evictions Prevention - DOI Housing Document for adoption by BPC

Consideration was given to a report from the Housing Officer together with a document relating to the management of arrears and evictions from the Department of Infrastructure.

After discussion, it was **unanimously resolved** to formally adopt the document.

21/550 Recycling

A general discussion was held on future plans for recycling and it was **unanimously resolved** that the Clerk would organise a meeting between the Commissioners, Zero Waste Mann and Douglas Corporation to consider the next steps of the project.

Planning

21/551 Planning Applications

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

- PA21/01108/B – Extend second floor of existing office building to create additional office space and remove external porch – Park House, Isle of Man Business Park, Braddan, IM2 3SA
- PA21/01136/B - Erection of extension of existing garage to create extra storage - Hillside, Strang Road, Union Mills, Braddan, IM4 4NW
- PA21/00145/B - Erection of a replacement detached garage with games room above - Ard Biljyn Quines Hill Port Soderick Isle Of Man IM4 1AU – AMENDED PLANS

21/552 Planning Approvals

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

- PA21/00424/B - Erection of a replacement detached dwelling with integral garage and extension of residential curtilage - Shenvally & Part Field 525044 Old Castletown Road, Port Soderick, Isle of Man IM4 1BB

21/553 Section 2

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

1. Rent Arrears
2. Road Traffic Regulation (Weight Limit) Order 2021
3. Rate Arrears

21/554 Any other Business
There were no items for consideration.

21/555 Date of Next Meeting
The date for the next meeting was set for:-

- 21 October 2021

There being no further business, the meeting ended at 5.35 pm.

Signed 

Date 21/10/21