

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**Held at the Commissioners' Office, Close Corran, Union Mills at 2pm**  
**Thursday 4 November 2021**

**In Attendance**

Mr A C R Jessopp Chairman  
 Mr N Mellon  
 Mr A Morgan  
 Mr P Scott  
 Mr J C Whiteway Clerk  
 Miss M R Radcliffe Deputy Clerk & Finance Officer

- 21/577 Apologies for absence**  
 Apologies for absence were received from Mr Quaye.
- 21/578 Declaration of Interest**  
 There were no Declarations of Interest received.
- 21/579 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.
- 21/580 Deferral of Matters on the Agenda to Private**  
 There were no matters on the Agenda for deferral to Private.
- 21/581 Minutes of previous Meeting**  
 The Minutes of the Public Meeting held on 21 October 2021 were **unanimously approved** as a correct record of proceedings.
- 21/582 Matters Arising**  
 There were no matters for consideration.
- 21/583 Questions from Members of the Public**  
 There were no questions from Members of the Public.
- 21/584 Matters for Consideration from Section 2**  
 There were no Matters for Consideration from Section 2.
- 21/585 Chairman's announcement**  
 There was no Chairman's announcement.
- 21/586 Environmental Issues**  
 There were no Environmental Issues.
- 21/587 Mullen Doway – Update**  
 The Commissioners considered the written report of the Clerk and the following matters were noted:
1. The new cladding on the bay windows was now being installed.
  2. Anti-climb fencing had been erected from the substation outside the office to the playground entrance.
  3. The fencing at the rear of blocks A and B was on order.
  4. Wheel stops had been installed at the car park at the back of Cronk Gennal allowing at least 1m gap between back wall of the property and the back of vehicle
  5. The decision to put anti climb coping stones (cemented and doweled) to the parapet wall at the car park rather than the green fence had been advised to the Project Manager. The proposal to use the green fence was withdrawn.

6. The completion date was still to be confirmed, but 17<sup>th</sup> December had been suggested.
7. The person to assess the condition of the bank, in between Mullen Doway and the Trading Estate, prior to purchase was to be engaged.
8. Investigations were taking place into water coming into the flat via the air circulation system.

**21/588 Strang Corner Field – Update**

The Commissioners considered the written report of the Clerk and the following matters were noted:

1. A review had been undertaken by the Mechanical and Electrical consultant in relation to the use of renewable energy for heat light and power had been undertaken. Further investigations into solar panels were ongoing. The Chairman introduced an offer letter from GoGreen in relation to the Commissioners: renting PV panels from the company, obtaining beneficial rates for use of the electricity generated and a profit sharing agreement for any power sent to the MUA.  
It was agreed to invite a representative from the company to the next meeting. The offer included an increase the number of panels allowed in the Commissioners planning approval. The number of panels would increase from 60 panels to 140 panels.  
With the inevitability of the Commissioners installing panels, it was agreed that the Project Manager be asked to arrange for fixings for 140 panels to be installed when the roof was erected.
2. Meetings were taking place with the M+E consultant, Argon (the Commissioners IT providers) and Manx Telecom to ensure everyone's needs were being provided for.
3. Tender bids for the Units in the building were considered and a series of interviews with prospective tenants for the nursery, coffee shop/café, dental and treatment rooms were to be arranged. The tenant for the pharmacy was agreed as Clear Pharmacy subject to them obtaining a pharmaceutical dispensing licence.
4. An increase in Project Managers fees were discussed and a resolution agreed.

**21/589 Lewin – Bankruptcy**

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

**Section 1**

**21/590 Invoices for approval**

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

- Department of Infrastructure – CEMAR software subs – Strang Corner Field - £18,564
- Douglas Borough Council – Eastern C A Site – September - £8567
- March Consultants Ltd – Strang Corner Field - £3,600
- Ellis Brown – Mullen Doway – £4,500

**21/591 Draft Braddan (Noble's Hospital) Byelaws 2021 & Draft Braddan Dog Control Byelaws 2020 - Consultation Period expired**

Consideration was given to the above Byelaws as the consultation period had now expired. The Clerk advised that there had only been no comments received regarding the hospital site.

He however also advised that there had been one comment received about Clybane playground, which strenuously opposed dogs, either on or off a lead, being allowed to pass through the park.

It was acknowledged that the situation would resolve itself if the plans for the construction of a path adjacent to the park went ahead, but in the meantime it was

**unanimously resolved** to press on with them and make any alterations if circumstances change.

**21/592 Climate Change Bill for Public Bodies FAQ**

Consideration was given to document from the governments Climate Change Policy Manager which provided an introduction to the climate change duties for public bodies.

After discussion it was **unanimously resolved** to note the document

**21/593 Financial Statements – September**

Consideration was given to monthly report and the Finance Officer responded to questions from around the table.

After discussion it was **unanimously resolved** to note the report.

**21/594 Complaints Procedure Amendment**

Consideration was given to report from the Clerk in relation to a minor amendment required to the procedure which confirmed that the Tynwald Ombudsman would only consider complaints if submitted within 6 months of the complainant receiving the final decision from the Commissioners.

After discussion it was **unanimously resolved** to accept the recommendation from the Clerk to amend the document.

**21/595 Isle of Man Local Government Superannuation Scheme - Scheme reform communication**

Consideration was given to an email from the Department of Infrastructure advising that as Administering Authority to the Isle of Man Local Government Superannuation Scheme, Douglas Borough Council had entered into discussions with the Department (as Scheme regulator and sponsor) to consider what reforms can be put in place to secure the long term affordability and sustainability for the pension scheme, which was last updated in 2012.

After discussion it was **unanimously resolved** to note that the Department had appointed a Policy Review Group, chaired by the Chief Executive of the Public Sector Pensions Authority, to establish reform proposals and it was expected that the process would probably take many months.

**21/596 Refuse Collection – Injebreck House**

Consideration was given to an email from the Environmental Protection Unit from DEFA in relation to the dispute with Braddan Commissioners over household refuse collection from Injebreck House.

Whilst they acknowledged that the Commissioners were discharging their functions in relation to refuse/waste collection, whether by on site collection or provision of neighbourhood communal bins, they recommended that it would be reasonable for the Commissioners to make alternative and more reasonable arrangements for refuse collection from this home, on an acceptable schedule.

The Clerk observed that DEFA had made their decision based on the fact that some authorities actually collect waste from remote properties using small vehicles whilst their staff were already performing other functions such as litter bin emptying. However this was predominantly where they had a direct labour force, and DEFA had failed to recognise that there were other authorities, like Kirk Michael, who had adopted the same policy of the Commissioners, by requiring properties owners in re-

mote areas (even though on main roads) to bring their waste to a central and more accessible area. Sartfell Farm in Michael and properties on the Baltic Road were quoted as good examples of the situation.

After discussion it was **unanimously resolved** respond to the report asking that it be reviewed in the light of the further information, and advising that the Commissioners had agreed to place a bin for the property at the junction of West Baldwin Road and the road to St Lukes.

### Planning

#### 21/597 Planning Applications

It was **unanimously resolved** there were no objections to the following planning applications: -

PA21/01200/B - Unit 16A, Snugborough Trading Estate, Union Mills, Braddan, IM4 4LH  
- Creation of an entrance canopy and resurfacing of car parking and marking out car parking spaces

PA21/01227/B - Zurich House, Isle Of Man Business Park, Braddan, IM2 2QZ - Erection of carport frames to rear car parking area and installation of solar panels

#### 21/598 Planning Approvals

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

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

#### 21/599 Planning Correspondence

It was **unanimously resolved** to note the correspondence relating to :-

PA21/01108/B - Park House Isle Of Man Business Park Douglas Isle Of Man IM2 2SA  
- Extend second floor of existing office building to create additional office space and remove external porch

#### 21/600 Section 2

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

1. Rent Arrears
2. Marine Drive ASSI
3. 3rd Supplemental List 2021
4. National Service of Remembrance 14th November 2021
5. Rent & Rating Appeals Commissioners - RRAC/21/Dec/15 - Rating objection
6. Shared Housing Waiting List

#### 21/601 Any other Business

There were no matters raised for discussion.

#### 21/602 Date of Next Meeting

The date for the next meeting was set for:-

- 18<sup>th</sup> November 2021

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

Signed .....

Date .....