

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

**In Attendance**

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

- 21/627 Apologies for absence**  
Apologies were received from Mr Morgan.
- 21/628 Declaration of Interest**  
There were no Declarations of Interest received.
- 21/629 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.
- 21/630 Deferral of Matters on the Agenda to Private**  
There were no matters on the Agenda for deferral to Private.
- 21/631 Minutes of previous Meeting**  
The Minutes of the Public Meeting held on 18 November 2021 were **unanimously approved** as a correct record of proceedings.
- 21/632 Matters Arising**
  - i) Recycling Promotion Officer: Minute 21/620**  
It was **unanimously resolved** to note the Clerks advice that the job description was now being graded and a salary determined. There was a discussion on the potential beneficial effect of the new post, but it was considered that the only real way to make people recycle was by the reduction of household refuse collection from weekly to fortnightly.
- 21/633 Questions from Members of the Public**  
The Chairman welcomed Mr George Li & Mr James Greenhalgh from Hartford Homes to the meeting. They presented to the Board a revised draft of the development plan for the Braddan Road site which set out the areas of public amenity space they would like the Commissioners to adopt under Section 13 of the Town and Country Planning Act 1999.  
  
A lengthy discussion was held on the work they had done on the matter such as public consultation, an ecological study and discussions they had had with Isle of Play.  
  
The Commissioners made various suggestions which were noted and the company agreed to consider these matters and return with a more detailed proposal which the Commissioners could discuss with their land maintenance consultant.  
  
Mr Li and Mr Greenhalgh were thanked for their attendance and left the meeting.
- 21/634 Matters for Consideration from Section 2**  
There were no Matters for Consideration from Section 2.
- 21/635 Chairman's announcement**  
There was no Chairman's announcement.

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**21/636 Environmental Issues**

There were no Environmental Issues.

**21/637 Mullen Doway – Update**

The Clerk advised that he had not prepared a written report, however he stated that the contractor had commenced laying tarmac on the site roads and were continuing with snagging.

He also advised that he was in discussions with a surveyor to have the bank surveyed prior to purchase, and the Board felt that a Heads of Agreement document should be prepared between them and Mr Walker to show their commitment to the purchase.

A discussion was held on the need for the entrance to Mullen Doway being sign posted, and it was agreed that the Clerk would speak to Poolvaash IOM who produce engraved granite stones which may suit this purpose.

**21/638 Strang Corner Field – Update**

The Clerk reported verbally on the following matters which were noted:

- 1) The concrete slab for the sports hall had now been laid
- 2) The roof structure for the nursery was expected on the island the following day and would be installed as soon as possible.

The Clerk also reported on the meeting with GoGreen and various matters had been clarified by the architect and M&E consultant.

As an option the Clerk advised that a contractor had indicated that the cost of the installation by the authority of 140 panels would be in the region of £80,000 and if they wished to store any collected power, 4 batteries would be required at a cost of £7500 each.

It was noted that the Clerk was due to meet the Climate Change Transformation Team to discuss the project.

**21/639 Lewin – Bankruptcy**

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

**Section 1****21/640 Invoices for approval**

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

- Equi Ag – Hedge cutting - £7,488
- Manx Utilities – Strang Corner Field – water connection charges - £18,556
- Douglas Borough Council – Eastern C A Site – October – £7,918
- Hanley & Bell – 12 Jubilee Terrace - £2,340
- MCT Construction – 14-15 Jubilee Terrace – Fire damage – porches - £23,100
- MCT Construction – 14-15 Jubilee Terrace – Fire damage – windows - £8,370
- Kay Associates Ltd – Strang Corner Field - £5,937
- Cedar – Strang Corner Field – Valuation No. 6 - £326,882

**21/641 IOM Government Consultation - Publication Schemes**

Consideration was given a proposal from the Cabinet Office those local authorities routinely publish information to the general public on various matters such as minutes, agendas and accounts.

The Clerk advised that much of the information suggested was already being made available and it was **unanimously resolved** that the Cabinet Office would be advised

that the Commissioners supported the proposal.

**21/642 Adult Safeguarding Policy**

Consideration was given the Adult Safeguarding Policy prepared by Central Government that the Authority staff were using as guidance.

It was **unanimously resolved** to formally adopt the policy document for the Authority and the Clerk advised that the internal procedures that should accompany the Policy were being prepared.

**21/643 Utilisation Request - Strang Corner Field for signing**

It was **unanimously resolved** to approve the signature of the Utilisation Request for further funds totalling £1,019,511 for the Strang Corner project.

**21/644 Estimates first draft**

Consideration was given to the first draft document and it was **unanimously resolved** to hold a dedicated meeting for the purposes of considering the estimates prior to the next Board meeting.

**21/645 Risk Assessment Session – Evolution Accounting**

Consideration was given to a report from the Deputy Clerk and Finance Officer suggesting further training for the Commissioners on risk assessment.

It was **unanimously resolved** to support the recommendation that training be given by the Internal Auditor early in the New Year and the most recent report would be circulated to the Commissioners.

**21/646 Strang Corner Field Heads of Terms Agreement - Generic Template**

Consideration was given to a document prepared by the Clerk and it was **unanimously resolved** that it would be issued to the selected tenants as soon as possible.

Discussions were to be held with other parties regarding the use of the area shown as a yoga studio for which no offer bid had been made.

**21/647 Annual Public Sector Rent Increase 2022**

It was **unanimously resolved** to note the letter from the Department of Infrastructure advising that public sector rents would increase by 2% in April 2022.

**21/648 Tender for Playgrounds Refurbishment**

Consideration was given to a tender submitted for the refurbishment of the equipment at Clybane and Snugborough playground.

In the light of funding issues for Strang Corner and the late time in the year it was **unanimously resolved** to delay the decision pending the completion of the budget setting exercise for 22/23

**21/649 Tender for pathway at Clybane playground**

It was **unanimously resolved** to defer consideration until the budget setting exercise for 22/23.

**21/650 Street Cleansing Policy & Specification for Tender**

Consideration was given to a report from the Community Warden which included a policy document and tender specification.

It was **unanimously resolved** to accept the policy document and that a tender would be advertised in the press as soon as possible in preparation of the expiry, in May 222, of the contract with Douglas.

**21/651 Utilisation Request – Mullen Doway for signing**

It was **unanimously resolved** to approve the signature of the Utilisation Request for further funds totalling £64,777 for the Mullen Doway project.

**Planning****21/652 Planning Applications**

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

- PA21/01264/D - Installation of illuminated & non-illuminated fascia signs, non-illuminated wall mounted sign and replacement panel to existing totem sign - Currys, Spring Valley Industrial Estate, Braddan, IM2 2QR
- PA21/01368/B – Replacement of existing vehicle test centre building with construction of a new industrial building – Former Vehicle Test Centre, Ballafletcher Road, Braddan, IM4 4QJ
- PA/01369/B – Redevelopment of the Vehicle and Driving Test Centre Site including refurbishment and extension of the existing building – Vehicle Test Centre, Ballafletcher Road, Braddan, IM4 4QJ
- PA21/00963/B - Conversion of existing workshop into ancillary accommodation (part retrospective) – Seacliffe, Old Castletown Road, Port Soderick, Isle of Man, IM4 1BB – AMENDED PLANS
- PA21/01283/B - Erection of 10 units for industrial, office and commercial use - Former Central Abattoir, Cronkbourne, Isle Of Man, IM4 4QE
- PA21/01391/B – Installation of rear flue – Unit 38 Industrial Starter Units, Middle Park, Richmond Hill, Braddan, Isle of Man, IM4 1JL
- PA21/01446/C – Change of use to allow the sale of motor vehicles – Unit 2, Kirby Farm Industrial Estate, Vicarage Road, Braddan, IM4 4LA
- PA21/001370/C – Alterations and rear extension – 163 Fairways Approach, Mount Murray, Braddan, IM4 2JH

**21/653 Planning Approvals**

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

- PA21/01013/B - Installation of replacement roof tiles - 11 Ashlar Drive, Union Mills, Isle of Man, IM4 4LJ

**21/654 Section 2**

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

1. Rent Arrears
2. Shared Housing Waiting List
3. Rent & Rating Appeal Commissioners' Hearing
4. Unesco Biosphere Partnership
5. Middle Park Industrial Units (No 1) Management Company Ltd - Notice of Annual General Meeting

**21/655 Any other Business****1) Fee proposal – Options Appraisal- Use of Commissioners office**

It was **unanimously resolved** to accept a fee proposal for Kay Associates to prepare an options document for the future use of the Commissioners office when it is vacated by the staff when they move to the Community Centre.

**2) Port Soderick Hall**

It was **unanimously resolved** to note that the building had been added back on to the Commissioners insurance policy pending the clarification of the future management of the building.

**3) Lego structure**

Mr Scott provided information on the grant applications for the funding of the lego structure of the Manx Giant .

**21/656 Date of Next Meeting**

The date for the next meeting was set for:-  
- 16 December 2021

There being no further business, the meeting ended at 6pm.

Signed  .....

Date 16/12/21 .....

