

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm
Thursday 16th December 2021

In Attendance

Mr A C R Jessopp Chairman
 Mr J Quaye Vice Chairman
 Mr A Morgan via Teams
 Mr P Scott
 Mr J C Whiteway Clerk
 Miss M J Radcliffe Deputy Clerk & Finance Officer

- 21/657 Apologies for absence**
 Apologies were received from Mr Mellon.
- 21/658 Declaration of Interest**
 There were no Declarations of Interest received.
- 21/659 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.
- 21/660 Deferral of Matters on the Agenda to Private**
 Item 3 relating to the signature of tenancy agreements was deferred to Private.
- 21/661 Minutes of previous Meeting**
 The Minutes of the Public Meeting held on 2 December 2021 were **unanimously approved** as a correct record of proceedings.
- 21/662 Matters Arising**
a) Hartford Homes- Braddan Road ; Minute 21/633
 The Clerk advised that he had received no further information from the company in relation to the proposed Open Space that they were seeking the Commissioners to adopt.
- 21/663 Questions from Members of the Public**
 There were no questions from members of the public.
- 21/664 Matters for Consideration from Section 2**
 There were no Matters for Consideration from Section 2.
- 21/665 Chairman's announcement**
 There was no Chairman's announcement.
- 21/666 Environmental Issues**
 There were no Environmental Issues.
- 21/667 Mullen Doway – Update**
 The Commissioners considered the verbal report of the Clerk and the following matters were noted:
 1) Poolil Vaish Black Limestone Ltd would be contacted to obtain prices for a slate/granite/stone entrance sign to the development.
 2) A site visit had been arranged for the Commissioners on Friday 17th December.
 3) Work was still continuing at a pace to meet the target date of completion on 17th December.
 4) The Clerk advised that the process of buying the bank was proving to be very slow and it was felt that the Commissioners should offer a Heads of Agreement to Mr Walker to confirm their commitment to the purchase.

21/668 Strang Corner Field – Update

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

- 1) Gas and water not yet connected- matter being chased by M+E consultant
- 2) Play area size still to be determined (for purposes of having it designed)
- 3) Solar Panels - for further discussion in light of meeting with Climate Change Team
- 4) At the site meeting on 3rd December the Member for Health, Lawrie Hooper MHK, alluded to the need for alternative access from Ballaoates Road to reduce the volume of traffic going through the hospital grounds. Planning approval would be required.
- 5) Meetings with tenants to discuss layout were ongoing
- 6) Works are progressing on site but had been hampered by inclement weather in the last period, causing some delay to site works either from rainfall preventing progress of block laying, or high winds disrupting lifting operations for the roof and steelwork. In addition, issues with materials supplies for the first-floor decking and edgings coupled to issues on the shear stud centre installation have restricted progress. As a result of the above the contractor felt to be currently approx. 5 – 6 weeks behind programme overall. The contractor is looking to see where reprogramming can occur to mitigate some of this delay.
- 7) Studs to steelwork installed at incorrect centres in fabrication have been removed but proposals for remedial works by Fabrite are awaited in order to resolve the issue.
- 8) Air Source Heat Pump alternative for the Nursery unit would be reported on in the New Year.
- 9) Cashflow is currently behind the forecast which accords with the delay reported by the Project Manager and Contractor.

At 4pm the Chairman welcomed Mr Corlett the proprietor of Cosmic Coffee, and his father, to the meeting to discuss their business plan for the coffee shop. Discussions were held on the staffing of the facility, cost of the equipment and the range of clientele they were likely to be dealing with at varying at different times of the day.

They were thanked for their attendance and left the meeting.

21/669 Lewin – Bankruptcy

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

Section 1**21/670 Invoices for approval**

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

Douglas Borough Council – Road sweeping – November 2021 - £4434
 Kinrade Bros Haulage Ltd – External Cleaning Contract – November 2021 - £2556
 DG Wood & Son Garden Maintenance - £13,095
 Equi Ag – Ditch clearance – Heritage Trail - £3300

21/671 Select Committee on Footpaths – request for information

Consideration was given to correspondence from the Select Committee on Footpaths, Bridleways and Green Lanes who were seeking:-

1. An overview of the footpaths and other public pathways that the local authority is responsible for;
2. The budget that is for maintaining footpaths and other public pathways and how this budget has been spent over the past five years;
3. How the maintenance of footpaths and other pathways is prioritised;

4. Whether there are any plans or proposals to improve how footpaths and other pathways are maintained;
5. How/whether the local authority works with Government or other local authorities to maintain footpaths and other public pathways.

The Commissioners agreed to advise the Committee that the Heritage Trail in Braddan was the only footpath they own and are responsible for. Recent works had included re-laying the surface and land maintenance in terms of shrubbery and trees.

The authority had attempted to upgrade the drainage on Middle Road from Kewaigue to Port Soderick with the Dol, but the Department had failed to produce a scheme.

It was **unanimously resolved** to advise the Committee accordingly and also to comment that they thought it should be a local authority function, but from past experience the full role should be clearly defined, adequate funding should be provided on an annual basis and the lanes should be brought up to an acceptable standard before any handover.

**21/672 Street Lighting times – Camlork Close, Jubilee Terrace & Mount Rule Road
Consideration was given**

Consideration was given to a request from a resident of Camlork Close that the streetlights be switched on at 6am in the morning as a family member had fallen and a contributory factor, he felt was the lack of a street light.

It was noted that the general policy for areas that were not main roads, was that they would be only switched on at dusk and switched off usually at midnight.

It was also noted that changing to the lights in this area to come on in the morning would be a small cost as would the cost of running.

It was also observed that in the past some areas complaints had been received for having them switched on outside the normal hours.

After discussion it was **unanimously resolved** to maintain the status quo and advise the resident accordingly.

21/673 Waste Collection – Injebreck House

Consideration was given a series of emails from Mrs Poole-Wilson MHK who had been contacted by the resident of the property who wished to have the waste collected from outside her property, and who felt that the use of a communal bin at the junction at the reservoir was not acceptable.

Mrs Poole-Wilson felt that if the present contractor was not able to take his large vehicle to the property due to the weight limit on the cattlegrid, he should collect the waste using a smaller vehicle.

The Commissioners had been advised, via a report to DEFA, that the Attorney Generals chambers had confirmed that the authority was meeting its statutory obligations in terms of collecting waste in accordance with the Public Health Act.

The system of making residents use communal bins due to accessibility or cost was common practice throughout the island. The Commissioners noted that at least one of the southern authorities did use their direct labour forces to collect from remote properties in smaller vehicles whilst performing other duties such as emptying litter bins. This practice to those authorities would actually be a cost saving in terms of time, salary and fuel.

The impact on the Commissioners carbon footprint by asking the existing contractor to drive from his base in Laxey just to collect from one house was also a consideration, as was the cost of separately contracting someone to drive to the house.

It was felt that the emails from Mrs Poole-Wilson had provided no further information that would lead to a change in their original decision but it was suggested that she be invited to a meeting with the Board if she wished them to consider the matter any further.

It was **unanimously resolved** to advise Mrs Poole-Wilson accordingly.

Planning

21/674 Planning Applications

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

- PA21/01108/B - Extend second floor of existing office building to create additional staff amenity space and remove external porch - Park House, Isle Of Man Business Park, Isle Of Man, IM2 2SA - AMENDED PLANS
- PA21/01369/B - Redevelopment of the Vehicle and Driving Test Centre Site including Refurbishment and Extension of the Existing Building - Vehicle Test Centre Ballafletcher Road Cronkbourne, Braddan, Isle Of Man IM4 4QJ – AMENDED PLANS – online only
- PA21/01368/B - Redevelopment of the Vehicle and Driving Test Centre Site including Refurbishment and Extension of the Existing Building - Vehicle Test Centre Ballafletcher Road Cronkbourne, Braddan, Isle Of Man IM4 4QJ – AMENDED PLANS – online only
- PA21/01486/B – Erection of a multipurpose hall, entrance canopy over the existing entrance, replacement of existing roof tiles with artificial slates and creation of new car parking – The Salvation Army Douglas Corps, Ballacottier Crescent, IOM Business Park, IM2 2QZ

21/675 Planning Approvals

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

- PA21/00876/A - Approval in principle for the erection of a detached dwelling addressing means of access - Land to rear of The Hollies, Mount Rule, Braddan, Isle of Man, IM4 4HT
- PA21/01227/B - Erection of carport frames to rear car parking area and installation of solar panels - Zurich House, Isle of Man Business Park, Cooil Road, Isle of Man, IM2 2QZ
- PA21/01136/B - Erection of extension of existing Garage to create extra storage – Hillside, Strang Road, Union Mills, Isle of Man, IM4 4NW

21/676 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 Appeals Committee Decision - 21/Dec/15 – Braddan
4. Elections (Keys and Local Authorities) Act 2020 received Royal Assent on the 20/10/2020

Private

21/677 Tenancy Agreement for signing – Property 081 & Tenant 565 & Property 008 & Tenant 470

Consideration was given to both agreements and it was **unanimously resolved** that they should be signed by the Chairman.

21/678 Any other Business**1. West Baldwin**

The Chairman advised that he had received a complaint from a local resident, regarding their concerns over the use of the site at West Baldwin. It seemed that waste was being tipped on site and it was being used by heavy goods vehicles which the resident felt were not suitable for the roads.

Mr Quaye suggested that the Clerk contacted the RTLC to discover where the company had their Operating Centre which they are required to declare in accordance with the new legislation.

The Clerk was asked to determine if there had been any progress on the planning enforcement section and whether the Environmental Health section were still investigating.

2. Ditches at Heritage Trail

Mr Quaye enquired if the ditches on the Trail had been cleared and the Clerk confirmed they had.

3. Lights at the Downs

Mr Quaye advised that the lights on the Downs came on and off at irregular times. The Clerk agreed to investigate the matter

4. Eastern Civic Amenity Site – Report of last meeting

The Clerk produced a written report on the ECAS meeting held on Tuesday 14th December. Matters discussed included the continuation of the existing site pending the construction of the new facility, the clearance of the site off things such as gas bottles left by the present tenant (Dol). The lack of progress on the planning application for the new site, the revenue and capital budget for the coming year and the borrowing process for the construction costs were also noted.

It was understood that Douglas could be required to make the first payment to the contractor before the Petitions for funding had been heard by the Department and the Chairman had been asked to confirm that the authority had the ability to reimburse Douglas if the loan was not in place. He had advised Douglas that the authority had sufficient funds to make the first payment if the loan application had not been completed.

21/679 Date of Next Meeting

The date for the next meeting was set for:-

6th January 2022

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

Signed 

Date 9/1/22