

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm
Thursday 6 January 2022

In Attendance

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

- 21/680 Apologies for absence**
 There were no apologies for absence.
- 21/681 Declaration of Interest**
 There were no Declarations of Interest received.
- 21/682 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.
- 21/683 Deferral of Matters on the Agenda to Private**
 It was **unanimously resolved** to defer Item 3 - Tenancy Agreements for signing, to Private.
- 21/684 Minutes of previous Meeting**
 The Minutes of the Public Meeting held on 16 December 2021 were **unanimously approved** as a correct record of proceedings.
- 21/685 Matters Arising**
- i) West Baldwin**
 The Clerk advised that the RTAL had granted a period of almost two years leeway within which the company should make plans to meet the conditions set down in the new legislation.
- The Chairman stated that regardless of this fact, both Environmental Health and Planning Enforcement should be asked to continue to investigate the use of the site where it appeared they were depositing and storing waste.
- ii) Lights at the Downs**
 It was **unanimously resolved** that the problem had been resolved.
- iii) Eastern Civic Amenity Site**
 The Chairman commented that he was aware of another problem at the site over the holiday weekend resulting in it closing early. Others commented that the Bring Banks operated by Central Government at the Grandstand were also full and had not been emptied.
- There was a general concern that the collection of waste was becoming less co-ordinated and it was **unanimously resolved** that the Clerk invite a representative from the Waste Management Unit to the next meeting to discuss the matter.
- 21/686 Questions from Members of the Public**
 There were no questions from Members of the Public.

21/687 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

21/688 Chairman's announcement

There was no Chairman's announcement.

21/689 Environmental Issues

There were no Environmental Issues.

21/690 Mullen Doway – Update

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

1. Building Control had inspected the building and completion certificates will be issued.
2. Tenants were receiving the keys on the day of the meeting and tenancies were to start on Monday 10th January. The Chairman advised the members that four units still needed to be allocated, but 14 tenants had been selected from the Waiting List, 6 had been taken from the Douglas list and 6 had been internal transfers from the Commissioners existing properties.
3. The 100cm fencing at the rear of the blocks and path had been installed.
4. Anti-climb coping stones were still to be installed at the top car park.
5. Letter boxes have been put in the undercroft as the wall outside the main entrance doors were not suitable.
6. The future of the recycle bins at the back of the office needed to be determined.
7. The QS was still awaiting the final account after which consideration needed to be given to any additional fees the consultants may seek due to the extended contract time.

At the conclusion of the discussion the Chairman observed that there hadn't been a housing conference organised by the Department for a number of years. The Clerk was asked to invite Mr Chris Thomas MHK to a meeting to discuss this, and to provide information on the function of the Housing and Community Board that had recently been appointed by the Chief Minister.

21/691 Strang Corner Field – Update

The Commissioners considered a verbal report from the Clerk and the following matters were discussed:

1. The Heads of Terms document for the selected tenants had been issued
2. Gym – the potential for an increase in the size had been discussed
3. There had been no response from the MUA to the question asked about the installation of solar panels
4. It was agreed that the Air Source Heat Pump should be installed in the nursery.
5. A letter from DHSC acknowledging that the Commissioners had followed an acceptable tender process when seeking tenants for the pharmacy was noted.
6. Following discussions with Mr Hooper MHK with regard to the increased traffic through the hospital grounds it was agreed that the Clerk would contact the Highways Section to determine if there was any scope in accessing the building via Ballaoates Road.

21/692 Lewin – Bankruptcy

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

Section 1**21/693 Invoices for approval**

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

Cedar – Strang Corner Field - £172,329

Department of Infrastructure – Energy from Waste Plant – Nov 21 - £20,988

Douglas Borough Council – Eastern CA Site – Nov 21 - £8,341

Cedar – Mullen Doway - £148,733

March Consultants Ltd – Strang Corner Field - £3,600

Kinrade Bros Haulage Ltd – Refuse Oct – Nov 21 - £36,036

Kinrade Bros Haulage Ltd – External Cleaning Contract - £2,448

21/694 Street Lighting – Non-Destructive Column Testing

Consideration was given to a report from the R&D Officer together with a report from Manx Utilities following the recent testing carried out by a UK company on the Authority's street lights older than 15 years.

It was noted that 329 lights were tested, representing 60% of the stock. They were found to be overall in good order, with 1 requiring immediately removal and 5 to be replaced within the next 6 months.

It was **unanimously resolved** to accept the report of the R&D officer and to include £9000 in the next years budget for the 5 replacements.

21/694 M&E Contract – Strang Corner Field

Consideration was given to a proposal document from Prospero Ltd regarding both the building, and mechanical and electrical services maintenance for the building.

The Commissioners noted the extensive range of services the company provided, but asked the Clerk to check whether if any of these services would be covered under the warranty and retention period for the building.

They noted that the company was unable at this stage to provide prices for "soft services", such as cleaning, but agreed to contact the company again when the building was at more of an advanced stage.

It was **unanimously resolved** to note the document.

Planning**21/695 Planning Applications**

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

- PA21/01517/B - Retrospective application for the installation of a sprinkler system tank and pump with housing – Waste Management Facility, Richmond Hill, Braddan – *online only*
- PA21/01535/B – Installation of additional telecommunications equipment – creation of site access track & erection of compound – Carnane Transmitter Site, Old Castletown Road, Braddan, IM4 1AF
- PA21/01559/B – Erection of detached cottage – Carefree Cottage, Mount Rule, Braddan, IM4 4HT

21/696 Planning Approvals

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

- PA21/00877/B - Change of use for the site from former animal waste plant and reinstate it as a plant and engineering workshop facility - DOI Baldwin Depot, East Baldwin, Isle of Man, IM4 5EW
- PA21/01041/B - Erection of single story extension to side & rear of dwelling and extension to existing driveway - 49 Ballacottier Meadow, Braddan, Isle of Man, IM2 2QX
- PA21/01446/C - Change of use to allow the sale of motor vehicles - Unit 2, Kirby Farm Industrial Estate, Vicarage Road, Isle Of Man, IM4 4LA

Private**21/697 Tenancy Agreements for signing**

It was **unanimously resolved** to approve the following tenancy agreements for signing:-

Property 254 & Tenant 566
 Property 255 & Tenant 567
 Property 256 & Tenant 568
 Property 257 & Tenant 569
 Property 258 & Tenant 570
 Property 259 & Tenant 571
 Property 261 & Tenant 573
 Property 264 & Tenant 576
 Property 265 & Tenant 577
 Property 266 & Tenant 578
 Property 268 & Tenant 580
 Property 269 & Tenant 581
 Property 270 & Tenant 582
 Property 271 & Tenant 583
 Property 272 & Tenant 584
 Property 273 & Tenant 585
 Property 274 & Tenant 586
 Property 275 & Tenant 587
 Property 276 & Tenant 588
 Property 279 & Tenant 591
 Property 280 & Tenant 592

21/698 Section 2

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

1. Rent Arrears

21/699 Any other Business**i) Ballaoates Road Gulley**

Mr Mellon asked if a contractor could remove the large amount of detritus sitting around the storm gulley on Ballaoates Road. The Clerk agreed to have the matter dealt with.

ii) Port Soderick Hall

The Chairman advised that the constitution of the Trust had been resolved and suggested that the Authority manage and let the property in a similar way as the Memorial Hall.

It was **unanimously agreed** to the proposal with further information to be provided by the Chairman.




21/700 Date of Next Meeting

The date for the next meeting was set for:-

20th January 2022

There being no further business, the meeting ended at 6.15pm.

Signed 

Date 20/1/22