

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**Held at the Commissioners' Office, Close Corran, Union Mills at 2pm**  
**Thursday 20 January 2022**

**In Attendance**

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

**22/001 Apologies for absence**

Apologies were received from Mr Quaye

**22/002 Declaration of Interest**

There were no Declarations of Interest received.

**22/003 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.

**22/004 Deferral of Matters on the Agenda to Private**

It was **unanimously resolved** to defer Item 2 - Tenancy Agreements for signing, to Private.

**22/005 Minutes of previous Meeting**

The Minutes of the Public Meeting held on 6 January 2022 were **unanimously approved** as a correct record of proceedings.

**22/006 Matters Arising****i) West Baldwin – Storage yard: Minute 21/685(i)**

The Clerk advised that he was awaiting a report from an Environmental Health Officer who was due to visit the site shortly.

It was **unanimously resolved** to note that the Senior Planning Officer was unable to respond due to the pressure of work.

**ii) Civic Amenity Site – Waste disposal: Minute 21/685(iii)**

Following discussions about the fragmented approach to waste disposal over the holiday period, the Clerk advised that he had been in contact with Mrs Gray, who had acknowledged the problem and agreed to meet the Commissioners at the next available meeting.

It was **unanimously resolved** that the Clerk would agree a convenient date for both parties.

**22/007 Questions from Members of the Public**

There were no questions from Members of the Public.

**22/008 Meeting with Mrs Poole-Wilson**

The Chairman welcomed Mrs Poole-Wilson to her first meeting with the Commissioners and introduced the Commissioners present.

A lengthy discussion was held on establishing a working relationship between the Commissioners and the MHK's representing Middle, and Mrs Poole-Wilson advised of their plans to hold regular meetings with the constituents.

A brief discussion was held on the Our Island Plan document which the Commissioners were still due to consider.

Mrs Poole-Wilson was thanked for her attendance and she left the meeting

**22/009 Matters for Consideration from Section 2**

There were no Matters for Consideration from Section 2.

**22/010 Chairman's announcement**

There was no Chairman's announcement.

**22/011 Environmental Issues**

There were no Environmental Issues.

**22/012 Mullen Doway – Update**

The following matters were noted:

- 1) The majority of the tenants had now moved in.
- 2) A problem with the telephone connections was being resolved by Manx Telecom and Arden and Druggan.
- 3) The coping stones for the car park wall were due to be installed.

**22/013 Strang Corner Field – Update**

The Clerk reported on the Site Meeting that had been held the previous day and the following matters were noted:

- 1) The contract was now 12 weeks behind and a revised programme was being drawn up, with hopes to recover some of the time
- 2) There was still no response from the MUA in relation to the Commissioners questions on installing solar panels. It was agreed that a specification and tender document would be produced and sent out for Expressions of Interest pre-empting the decision to proceed and to avoid any further time delays.
- 3) At the meeting the Clerk had raised the number of matters shown on the CEMAR system but was advised that they caused the project team no concerns and were being dealt with them.
- 4) The Clerk advised that he had been in contact with the Highways Section and was waiting a site meeting to discuss the issues around creating an access from Ballaoates Road.
- 5) Further bids were expected for the use of the Therapy Unit.
- 6) A bid was considered for the use of the former gym and the Clerk was asked to contact the applicant to further discuss the bid proposal.
- 7) After discussion with the architect, and with the hope of working closer with the Special Olympics organisation, it was agreed that the entrance to the changing rooms should be changed from a manual to an electric opening door.

**22/014 Lewin – Bankruptcy**

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

**Section 1**

**22/015 Invoices for approval**

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

Mullen Consulting Ltd – Strang Corner Field - £15,015  
Mullen Consulting Ltd – Mullen Doway - £11,400  
Douglas Borough Council – Kerbside – Qtr 3 - £11,231  
Cedar – Mullen Doway – Valuation No. 28 - £75,293  
March Consultants – Heat Pump Feasibility Review - £2,520  
Kay Associates Ltd - Strang Corner Field - £5,934



Kay Associates Ltd – Commissioners' Office - £2,700

Manx Utilities – Street Lights - £7,771

Manx Utilities – Public Lighting Maintenance – Oct, Nov, Dec - £4,655

**22/016 Suitability of Millennium Close for Air Source Heat Pumps**

Consideration was given to a report from the Clerk and a fee proposal from March Ltd who had been asked to assess the suitability of using Air Source Heat Pumps as part of the refurbishment scheme which was hoped to start in 2022/23 tax year.

It was **unanimously resolved** accept the fee proposal and advise March Ltd accordingly.

**22/017 Estimates**

A lengthy debate was held on the matter, but as it was not possible to complete the task it was **unanimously resolved** to hold a further meeting at 5pm on Monday 24<sup>th</sup> January 2022.

**22/018 Play Streets Pilot Project**

A discussion was held on the concept of Play Streets and how it could be achievable within the Parish. Suitable streets discussed were, Snugborough Avenue, Strang Close and Mullen Doway

It was **unanimously resolved** to note the Webinar to be held on Monday 24<sup>th</sup> January and attend if possible.

**22/019 Port Soderick Recreational Hall**

Consideration was given to a report from the Clerk in relation to the future management of the Port Soderick Hall.

After discussion it was **unanimously resolved** to take over the management of the building and use the rental income toward the running costs.

**22/020 Our Island Plan 2022**

It was **unanimously resolved** to defer consideration of the document to the next meeting.

**Planning**

**22/021 Planning Applications**

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

PA21/01464/B - Installation of a flue - Cronksyde, Cronk Road, Union Mills, Isle of Man, IM4 4NJ

PA21/01487/B - Alteration of field 522551 ground levels by deposition of inert subsoil and topsoil and formation of a temporary access - Part of Fields 522551 & 522518 And Land At Middle Park, Middle Farm, Braddan

PA21/01565/B - Conversion of offices to create a fitness and wellbeing centre - Former B C S House, Peel Road, Braddan, Isle of Man, IM4 4LE

PA21/01568/D - Installation of illuminated signage - B C S House Peel Road Braddan Douglas Isle of Man IM4 4LE

PA21/01017/B - Erection of an extension to side elevations and installation of replacement roof tiles - Ravensdale Strang Road Union Mills Isle of Man IM4 4NW – AMENDED PLANS

**22/022 Planning Approvals**

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

PA21/01346/D - Erection of four non illuminated advertisement boards to the front elevation - Units 16 And 17, Snugborough Trading Estate, Union Mills, Isle of Man, IM4 4LG

PA21/00032/B - Additional use of site for sale of food (30sq.m), sale of outdoor activity and country clothing (75sq.m) and sale of conservatory furniture (50sq.m) - Rileys Garden Centre Ballapaddag Cool Road Douglas Isle Of Man IM4 2AF – ON APPEAL

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 Douglas Isle Of Man IM2 2QR

**22/023 Planning Appeals**

PA21/00877/B - Department of Infrastructure - Appeal against condition 2 of the approval for change of use from former animal waste plant reinstated to a plant and engineering workshop facility - DOI Baldwin Depot, East Baldwin, Isle of Man, IM4 5EW

**Private**

**22/024 Tenancy Agreements for signing**

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

- Property 267 & Tenant 579
- Property 274 & Tenant 586
- Property 277 & Tenant 589
- Property 278 & Tenant 590
- Property 282 & Tenant 594
- Property 283 & Tenant 595

**22/025 Section 2**

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

1. Rent Arrears
2. Refuse and Recycling Reports

**22/026 Any other Business**

There was no other business.

**22/027 Date of Next Meeting**

The date for the next meeting was set for:-

3 February 2022

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

Signed .....

Date 10/2/22 .....