

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm
Thursday 10 February 2022

In Attendance

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

22/038 Apologies for absence

There were no apologies for absence.

22/039 Declaration of Interest

There were no Declarations of Interest received.

22/040 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.

22/041 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Items 3 and 4 - Tenancy Agreements for signing and Heads of Agreement for Signature – Strang Corner Field, to Private.

22/042 Minutes of previous Meeting

The Minutes of the Public Meeting held on 20 January 2022 and the Extraordinary Meeting held on 24 January 2022 were **unanimously approved** as a correct record of proceedings.

22/043 Matters Arising**i) West Baldwin – Storage yard: Minute 22/006 (i)**

The Clerk advised that an Environmental Health Officer had visited the site and it was **unanimously resolved** to seek a report from the Officer or invite her to a meeting.

ii) Port Soderick Recreational Hall: Minute 22/019

It was **unanimously resolved** that the Chairman would discuss further with the Clerk, the future management of the property.

iii) Suitability of Millennium Close for Air Source Heat Pumps: Minute 22/016

It was **unanimously resolved** to note that pressure testing was taking place on one of the properties at the start of the following week.

iv) Island Plan: Minute 22/020

It was **unanimously resolved** to note the document and bring back to the table any matters the Commissioners felt needed further consideration.

v) Rates Increase: Minute 22/037

The Clerk advised that he had been contacted by a resident who had expressed concern over imposition of a Refuse Charge as well as an increase in the rates for the coming year.

He had asked for his refuse bin to be removed with the expectation that he would not need to pay the charge.

He was advised that all local authorities are required under Section 65 of the Public

Health Act 1990 to make arrangements for the collection of household waste from premises in the Parish.

Whilst the bin could be removed it would not alter the need for him to pay the Refuse Charge which actually forms part of the parish rate, although shown separately on the rate demand.

It was explained that the charge only covers the domestic waste disposal cost, and therefore can be influenced by ratepayers recycling more of their waste using the kerbside system. The less the Authority disposes of at the Energy from Waste Plant the less this charge would be in future.

It was hoped that identifying of this cost to the Parish would cause a debate and have a positive influence on peoples' waste disposal habits.

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

22/044 Questions from Members of the Public

There were no questions from Members of the Public.

22/045 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

22/046 Chairman's announcement

There was no Chairman's announcement.

22/047 Environmental Issues

A discussion was had on the Commissioners intentions in the light of the announcement from Douglas that they intended to introduce Alternate Weekly Collections of waste in September 2022.

It was **unanimously resolved** that the Clerk would produce a report on the matter at the next meeting

22/048 Mullen Doway – Update

The following matters were noted:

- The Clerk advised that the fire alarm system had recently been set off in Brennan House. It was noted that tenants had ignored the warning and had remained in their flats. It was taken as a learning experience and further work was being undertaken to highlight the issues and organise regular scheduled checks.
- The Clerk asked about Electric Vehicle Points and was advised to leave them switched on and free for use whilst investigations were taking place into a pay for use system.
- Work was continuing with the purchase of the bank
- The snagging for the hallways was ongoing
- All tenants had been issued with a pack explaining how the heating and hot water systems worked in the flat.

22/049 Strang Corner Field – Update

It was **unanimously resolved** that the Clerk could sign the Heads of Agreements documents for the prospective tenants.

- The Chairman advised on the reasons for the potential 12 week delay in the contract caused by design work on the steel structure and guttering for the roof.

22/050 Lewin – Bankruptcy

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

Section 1**22/051 Invoices for approval**

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

Dept of Infrastructure – Energy from Waste Plant - £18,138

Mullen Consulting – Mullen Doway - £2,280

Mullen Consulting – Strang Corner Field - £3,003

Straight Manufacturing Ltd – Recycling Trolleys - £4,320

Bell Burton Associates – Strang Corner Field - £6,048 & £5,040

Kinrade Bros. Haulage Ltd – Litter, Dog bins & External Cleaning – January - £2,448

Douglas Borough Council – Eastern C A Site – December – £8,676

22/052 Risk Management Session – to set a date

It was **unanimously resolved** to set a date for Risk Management Training for the Commissioners as Thursday 24th February starting at 12 noon.

22/053 Air Quality Monitoring

Consideration was given to an email from a company in the parish who wished to use a lamppost on Ballafletcher Road to attach an air quality testing machine.

The Commissioners were happy for this to happen, but asked the Clerk to invite the company to install such a machine on Braddan Road close to the school.

It was **unanimously resolved** to invite the company to the next meeting of the Commissioners.

22/054 Peel NRE - Upcoming public consultation for a new Science Innovation and Research Centre on land at Cooil Road, Braddan

It was **unanimously resolved** to note an email from the company advising of a public consultation exercise on the proposed construction of a science park on Cooil Road, and to invite a representative from the company to the next Board meeting.

22/055 Tree Planting – Queen's Platinum Jubilee

Consideration was given to the advice from the landscape architect on replanting in Grianagh Park following the completion of the woodland management plan.

They also considered an approach from Braddan Brownies and Rainbows who wished to undertake tree planting to mark the Queens Platinum Jubilee, and it was seen as an opportunity to combine the two projects.

It was **unanimously resolved** to co-ordinate the project with the Brown Guide leader on the matter and work on finding suitable trees and space in Grianagh Park.

22/056 Approval of quotation – replacement bathroom – void property

It was **unanimously resolved** to accept the quotation for the replacement of the bathroom in the vacant property at 1 Cronk Gennal.

Planning**22/057 Planning Applications**

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

PA22/00095/B - Erection of an extension - 86 Cronk Grianagh Estate, Braddan, Isle of Man, IM4 4RR

PA22/00072/B – Erection of a detached triple garage – Ballaveare, Old Castletown Road, Port Soderick, IM4 1BB

22/058 Planning Approvals

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

PA21/01370/B - Alterations and rear extension - 163 Fairways Approach, Mount Murray, Braddan, Isle of Man, IM4 2JH

PA21/00106/B - Erection of 26 two bed apartments and 6 one bed apartments with associated car parking, vehicle access and landscaping - Land At Snugborough Farm, Cronk Gennal, Union Mills, Isle of Man

PA21/01391/B - Installation of rear flue - Unit 38 Industrial Starter Units, Middle Farm, Richmond Hill, Braddan, Isle of Man, IM4 1JL

Private

22/059 Tenancy Agreements for signing

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

Property 260 & Tenant 572
Property 151 & Tenant 473

22/060 Section 2

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

1. Rent Arrears
2. Rate Increase Feedback

22/061 Any other Business

There was no other business.

22/062 Date of Next Meeting

The date for the next meeting was set for:-

24 February 2022

There being no further business, the meeting ended at 5.15pm.

Signed

Date 24/2/22