

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

In Attendance

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

22/087 Apologies for absence

Apologies for absence were received from Mr Morgan.

22/088 Declaration of Interest

There were no Declarations of Interest received.

22/089 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.

22/090 Deferral of Matters on the Agenda to Private

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

22/091 Minutes of previous Meeting

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

22/092 Matters Arising**i) West Baldwin – Storage yard: Minute 22/068 (i)**

It was **unanimously resolved** to note that the report from the Environmental Health Officer was still awaited.

ii) Suitability of Millennium Close for Air Source Heat Pumps: Minute 22/068 (ii)

It was **unanimously resolved** to note that the report from March Ltd was expected shortly.

iii) Eastern Civic Amenity Site: Minute 22/068 (iii)

It was **unanimously resolved** to note that Planning Approval had been granted for the new site and a meeting with residents who lived close to the site had been arranged to answer any of their concerns.

iv) Document Retention Policy: Minute 22/078

It was **unanimously resolved** to await further research findings.

v) Road Cleansing Tender: Minute 22/081

The Clerk advised that he had spoken to the contractor who understood that the quote was in excess of the Commissioners' budget, and this was, he felt, because their expectations were too high.

The contractor agreed to work with the Commissioners on a more conservative contract based on need.

It was **unanimously resolved** to consider a revised schedule at the next meeting.

vi) Tree Felling: Minute 22/085

It was **unanimously resolved** to note that the contractor expected to start the work shortly.

22/093 Questions from Members of the Public

There no were no members of the public present.

22/094 Meeting with Peel NRE

At 2pm the Chairman welcomed Mr Steve Snowden and Mr Chris Eves to the meeting, representatives from Peel NRE. They had been invited to discuss the company's proposal to develop land on the south of the Cooil Road.

The gentlemen advised the Board of the plans for a £100m complex to grow and export medicinal cannabis which their company thought would be a significant development for the island.

They explained that the project would see the construction of atmospherically-controlled buildings to develop high potency cannabis products for the pharmaceutical market.

The complex would include cultivation units protected by "comprehensive security measures" and research and development facilities, and the development would bring specific education and employment opportunities to the island in a "high-tech, scientific research" area, he added.

They advised that licences for the production and export of medicinal cannabis on the island had been available since June 2021.

They further expanded on the plans for a solar farm which could meet almost two thirds of their power needs to run the facility.

At 3pm the Chairman thanked them for their attendance and they left the meeting.

22/095 Meeting with Mrs Stephanie Grey, Head of Waste Management Unit Dol

At 3pm the Chairman welcomed Mrs Grey to the meeting.

She had been invited to discuss the promotion of recycling and the rationale behind any proposal to change the present regularity of the collection of waste.

Discussions included the ways in which data should be collected to evidence any need for change, and Mrs Grey suggested that they be entirely clear on why they wanted to make any changes and the need to consult with the local residents on any proposals to change.

At 4pm Mrs Grey was thanked for her assistance and she left the meeting.

22/096 Matters for Consideration from Section 2

A discussion was held on Item 5 relating to a map of Soils of land at Camlork. The Clerk had been provided the document by the Cabinet Office who stated that it had been handed out at the Area Plan for the East Inquiry.

The Chairman and Clerk stated that they were not aware of this happening and it was **unanimously resolved** that the Clerk would contact the Commissioners Town and Country Planning consultants, Pegasus, to see if they were aware of the document.

22/097 Chairman's announcement

There was no Chairman's announcement.



22/098 Environmental Issues

There were no Environmental Issues.

22/099 Mullen Doway – Update

The following matters were noted:

- Work on the snagging list was ongoing.
- Discussions were being held with MUA and DEFA about where the Commissioners would be allowed to plant the trees that were part of the planning conditions for the site
- Line painting in the undercroft was to be arranged.
- The autodialler system for the fire alarm had been installed and was linked to a call centre.
- A Fire inspection was due the following day.
- The MUA was still trying to source the lamp heads for posts that lit the stairwell and path between Porter and Knox Houses.
- The entry boulder had been ordered and was being engraved
- The name plaques for the properties were due to be installed.

22/100 Strang Corner Field – Update

The following matters were noted:

- The recent Site supervisor's report was noted
- A quote for solar panels was awaited
- The Clerk was awaiting a meeting with Wicksteed regarding the playground
- The Petition to seek approval for the issuing of 10 leases was being prepared and would be submitted to the DoI when the application was suitably advertised in accordance with the legislation.
- The Nursery was still in discussion with the architect.
- A very fruitful meeting had taken place with the managers of the NSC who offered advice and assistance on running a multi-sport facility.
- The Clerk and Commissioners discussed the issue of the project which was a risk area for the authority. The Clerk suggested that regular dedicated meetings should take place to ensure the scheme was kept on track for 2023/24. In particular the Clerk mentioned the agreement to a potential organisational structure (staffing, conversion of contract work to direct labour etc) and what were its implications. He also suggested revisiting the original financial projections which were now much clearer. Things to be considered were the funding for unexpected material price increases since the scheme commenced, the installation of solar panels and how to use their reserves to either fund the extras or fund the repayment on a loan to pay for the extras. He suggested that they were in a position where, with some assumptions the budget for the following year could already be built. It was agreed to set up a series of meetings.
- Roadway – a fee proposal from the architect and engineer to examine the opportunity for a road access was considered. It was felt that, given the cost, the road should be seen as a "nice to have" and consideration should be delayed for the time being. This could change if any pressure was exerted by the Department to reduce traffic on the hospital road.

22/101 Lewin – Bankruptcy

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

Section 1**22/102 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 – Eastern Civic Amenity Site Costs – January - £10,388

MBS – Laserfiche Annual renewal - £2,832
 Curtins – Strang Corner Field – Fees – Jan/Feb 2022 - £2,880
 Kinrade Bros. Haulage Ltd – External Cleaning Contract – February 2022 - £2,448
 J Clawson Ltd – Void Repairs – 12 Jubilee Terrace – £2,348
 Sage Annual renewal - £2,481
 March Consultants Ltd – Strang Corner Field Fees – March 2022 - £3,600
 March Consultants Ltd – Heat Pump Design Change – Nursery SCF - £3,864
 Hanley & Bell Ltd – 10 Close y Lhergy - £2,100
 D G Wood & Son – Landscaping Contract + various - £14,145
 Kay Associates Ltd – Strang Corner Field Fees - £5,934

22/103 Utilisation Request 4 of 7 - Strang Corner Development

It was **unanimously resolved** that the Chairman and Clerk should sign the utilisation request to draw down £673,203.

22/104 Introduction to DEFA Planning & Building Control

It was **unanimously resolved** to note the invitation to the Commissioners to participate in a training session being provided by DEFA.

22/105 Drainage – Rear of Memorial Hall

It was **unanimously resolved** to accept the lowest tender for the repair of the drainage at the Hall which had been provided by Quest Ltd.

22/106 Annual Newsletter 2022/2023

It was **unanimously resolved** to support the document as produced and that the Clerk would draft for their consideration a statement about the new rates for the forthcoming year and an explanation of the principle behind the identifying with in the rate demand the cost of waste disposal which would be shown as a Refuse Rate.

Planning

22/107 Planning Applications

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

- PA22/00242/B - Installation of cladding and change of use of buildings to vehicle restorations and repairs (retrospective) - Units 1 & 2, Corletts Yard, Burnside Lane, Union Mills, Isle of Man IM4 4AF
- PA22/00199/B - Replacement of existing window and door to create new patio door - Corneil House, Quines Hill, Port Soderick, Isle of Man, IM4 1AY
- PA22/00200/B – Alterations, erection of a replacement conservatory roof and erection of a front porch – 7 River Walk, Braddan, IM4 4TJ

22/108 Planning Approvals

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

- PA21/01311/B - Installation of ground mounted solar array - Area of Land Adjacent To Upper Howe Farm, Old Castletown Road, Braddan, Isle of Man
- PA21/01517/B - Retrospective application for the installation of a sprinkler system tank and pump with housing - Waste Management Facility, Richmond Hill, Isle of Man, IM4 1JL
- PA21/00731/B - Creation of Civic Amenity Site - Recycling And Storage Compound, Richmond Hill, Douglas, Isle Of Man, IM4 1JH

- PA21/01559/B - Erection of a detached garage - Carefree Cottage, Mount Rule, Isle of Man, IM4 4HT

22/109 Planning Correspondence

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

Private

22/110 Tenancy Agreements for signing

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

- Property 263 and Tenant 575
- Property 281 and Tenant 593

22/111 Section 2

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

1. Rent Arrears
2. Rate Arrears Reports
3. Consultation Request - Cherry Tree Lodge, Port Soderick, IM4 1BB
4. Overview of Monthly Income & Expenditure Report – January 2022
5. Camlork Soil Survey

22/112 Any other Business

1. School Wildlife area

The Deputy Clerk advised that a presentation of materials and equipment purchased by the Commissioners for Braddan School was to be held on the following Monday at 11.45. The Chairman advised that he would make the presentation.

2. Public Toilet – Cronk Grianagh Park

The Clerk advised that he had received a tentative proposal for the cost of building the facility which was in the region of £150,000.


It was **unanimously resolved** to advise that no funding had been made in the budget for 2022/23 for any project in the park.

22/113 Date of Next Meeting

The date for the next meeting was set for:-

24 March 2022

There being no further business, the meeting ended at 5.45pm.

Signed 

Date 24/3/22.....