

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm
Thursday 24 March 2022

In Attendance

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

22/113 Apologies for absence

There were no apologies for absence.

22/114 Declaration of Interest

There were no Declarations of Interest received.

22/115 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.

22/116 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 3 - Tenancy Agreements for signing to Private.

22/117 Minutes of previous Meeting

The Minutes of the Public Meeting held on 10 March 2022 were **unanimously approved** as a correct record of proceedings.

22/118 Matters Arising

i) West Baldwin – Storage yard: Minute 22/092 (i)

It was **unanimously resolved** to note that the Environmental Health Department had completed their investigation and were taking no further action.

ii) Suitability of Millennium Close for Air Source Heat Pumps: Minute 22/092 (ii)

It was noted that the report on the ASHP's was due the following day. Also fee proposals from 3 Quantity Surveyors were expected prior to the next meeting of the Board.

A discussion was held on whether it would be more cost effective to expand the project to include solar panels and underfloor heating but it was **unanimously resolved** to investigate this with the Project Lead once they had been appointed.

iii) Eastern Civic Amenity Site: Minute 22/092 (iii)

It was noted that the meeting with residents living close to the proposed new site had been helpful for all parties, and no objection had been made against the planning approval

It was **unanimously resolved** to note that the matter was being discussed at the next ECAS committee meeting scheduled for Tuesday 29th March 2022.

iv) Road Cleansing Tender: Minute 22/081

It was **unanimously resolved** to note the revised scheduled for the forthcoming year which now met the budget provision.

vi) Map of Soils - Camlork

The Clerk advised that he had spoken to Pegasus, our Town and Country Planning Adviser and representatives from the Save Camlork Group, neither of which were aware of the document.

It was **unanimously resolved** to note that the Clerk had written to the Cabinet Office advising them accordingly.

22/119 Questions from Members of the Public

There were no members of the public in attendance.

22/120 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

22/121 Chairman's announcement

The Chairman asked that the Board's horror and disgust of the invasion of Ukraine by Russia be recorded, and that they offered their whole hearted support to the Ukrainian people.

22/122 Environmental Issues

A discussion was held on the air quality analysis data that was being produced by the monitoring station fitted at Braddan Bridge. It was agreed that the company could also instal a monitoring station on one of the lamp posts at Fort North.

It was **unanimously resolved** to invite Mr Hughes to a meeting in a month's time to discuss the data.

22/123 Mullen Doway – Update

The following matters were noted:

- The inscribed piece of granite showing the name of the development was ready for installation. It was agreed that it was to be installed at the left handside of the ramp at the ramp down to the properties.
- The name plaques for the four buildings had been installed.
- Work was required to repair drain covers at the entrance to Brennan House which seemed to have been damaged and were a potential trip hazard.
- The final hurdle for the issuing of the Fire Certificate was the door closers.
- A discussion with Mr Karran from the MUA had confirmed that trees should not be planted on the verge outside the flats, and alternative sites should be sought. The Clerk advised that DEFA had offered assistance in this matter.

22/124 Strang Corner Field – Update

The following matters were discussed:

- It had been determined that the cost of producing plans for an alternative route on to the site were actually only £1500 and it was felt prudent to have this matter resolved at this early stage.
- A meeting had been held with a marketing agency who had been invited to discuss the promotion of the building. They had produced a number of excellent ideas and a fee proposal for the promotional work had been requested.
- Discussions were on going with the tenant of the Nursery in terms of any alterations required.
- Interest had already started to grow for the use of the sports hall and at some stage in the near future a letting policy would need to be established.
- Staff from the NSC were assisting in the production of operational plans and procedures for the building.
- A meeting was to be held to discuss the financial cashflow of the project in the light of the determination of various income and expenditure streams.

22/125 Lewin – Bankruptcy

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

Section 1**22/126 Invoices for approval**

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

Joe Doyle Plumbing & Heating - 29 Cronk Grianagh - £2372

Department of Infrastructure - EFW Plant - February 2022 - £16,542

Cedar Developments Ltd - Strang Corner Field - £233,472

iQ Isle of Man - £2303

Joe Doyle Plumbing & Heating - 1 Cronk Gennal - £3113

Joe Doyle Plumbing & Heating - 7 Cronk Gennal - £3113

Quest Landscaping Services - Drainage - Memorial Hall - £4200

G L Hearn Ltd - Rates Refund - £2446

G L Hearn Ltd - Rates Refund - £4803

Hanley & Bell Ltd - 3 Snugborough Avenue - £2803

22/127 Consultation on Empty/Derelict Properties

Consideration was given to a consultation document issued by the Cabinet Office and it was **unanimously resolved** to complete the online document.

22/128 Guidance notes on the consideration of residency discretion for access to a housing waiting list (Public Sector General and Older Person's Housing Stock)

It was **unanimously resolved** to note the document which offered guidance to housing authorities who were facing requests from applicants who wished to be allowed onto the Waiting List when they did not satisfy the 10 year residential qualification. The Commissioners agreed the system added some needed flexibility to the process.

22/129 Newsletter 2022/2023

Further comments and suggestions were made on the draft document and it was **unanimously resolved** to bring back a "mocked up" document for their final approval.

22/130 Braddan School – Invitation to Exhibition

Consideration was given to an invite from Braddan School to a spring fayre and the unveiling of murals produced by the children about the story of St Brendan.

It was **unanimously resolved** that Andy Morgan and Peter Scott would attend the occasion which was being held on Friday 1st April.

22/131 Updated Terms & Conditions of Hire - Halls

The Commissioners discussed a report from the Research and Development Officer relating to the management and terms and conditions for the hire of Port Soderick Hall and the Memorial Hall.

They noted that the on-line booking system that had been trialled for the past two months, which they hoped would lay the foundation for the development of a scheme for the Strang Corner project.

It was **unanimously resolved** to accept the recommendation to accept the report but also to seek guidance from the Fire Service on the capacity of both halls.

Planning**22/132 Planning Applications**

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

- PA22/00238/B - Erection of a single storey stand alone sauna building - Ballacaron, West Baldwin Road, Mount Rule, Isle of Man, IM4 4HW
- PA22/00224/B - Alterations, application of render, creation of external decking and entrance canopy - 3 The Falls, Tromode, Isle of Man, IM4 4PZ
- PA22/00267/REM – Reserved Matters Application to PA21/00876/A for the erection of a detached dwelling – Land to the rear of the Hollies, Mount Rule, Braddan, Isle of Man, IM4 4HT

22/133 Planning Approvals

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

- 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
- PA21/01486/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, Isle of Man Business Park, Braddan, IM2 2QZ
- 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, Cooil Road, Isle of Man, IM2 2SA
- PA21/01568/D - Installation of illuminated signage - B C S House, Peel Road, Braddan, Isle of Man, IM4 4LE

22/134 Private**Tenancy Agreements for signing**

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

- Property 021 & Tenant 596
- Property 024 & Tenant 024

22/135 Section 2

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

1. Rent Arrears
2. Anti-Bribery & Corruption Draft Strategy Consultation
3. Refuse and Recycling Reports – February 2022

22/136 Any other Business**1. Vehicles in Union Mills car park.**

Mr Quaye asked that the regular parking of a vehicle for extended periods be investigated.

22/137 2. Heritage Trail gate

Mr Quaye advised that the gate on the Heritage Trail was still off its hinges and the DoI should be contacted.

22/138 Date of Next Meeting

The date for the next meeting was set for:-

7 April 2022

The date from the meeting to undertake the budget analysis of Strang Corner was set for 21st April 2022.

There being no further business, the meeting ended at 4.30pm.

Signed

Date 7/4/22