

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm
Thursday 21 April 2022

In Attendance

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

- 22/165 Apologies for absence**
 Apologies for absence were received from Mr Mellon due to illness.
- 22/166 Declaration of Interest**
 There were no Declarations of Interest received.
- 22/167 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.
- 22/168 Deferral of Matters on the Agenda to Private**
 There were no matters deferred to Private
- 22/169 Minutes of previous Meeting**
 The Minutes of the Public Meeting held on 7 April 2022 were **unanimously approved** as a correct record of proceedings.
- 22/170 Matters Arising**
- i) Newsletter 2022/2023: Minute 22/144 (i)**
 It was **unanimously resolved** to note that, subject to its return from the printers, the newsletter would be issued the following day with the rates demands.
- ii) Telephone Boxes – Clerk to Report: Minute 22/153**
 The Clerk advised that the Agreement document had been returned to Manx Telecom and he was awaiting a reply.
- It was **unanimously resolved** to note that the intention was to re-paint the box in Union Mills and instal a defibrillator, but the future of the box at the Strang would be determined when it was possible to identify a suitable site at the Community Centre.
- iii) Dandara – Cancellation of Performance Bond: Minute 22/156**
 It was **unanimously resolved** to note that the Clerk had not heard back from Dandara on the matter.
- iv) Tenant Review of Financial Assessment: Minute 22/159**
 It was **unanimously resolved** to note that the tenant had acknowledged the Clerk's response.
- 22/171 Questions from Members of the Public**
 There were no members of the public in attendance.
- 22/172 Matters for Consideration from Section 2**
 There were no matters for consideration from Section 2.

22/173 Chairman's announcement
There was no Chairman's announcement.

22/174 Environmental Issues
It was **unanimously resolved** to invite Mr Joe Hughes from Manx Technology Group to the next meeting to discuss the data collected by the air pollution monitoring system installed at Braddan Bridge.

22/175 Mullen Doway – Update
The following matters were discussed and noted:

- There had been no further developments on the legal work relating to the sale of the bank.
- Work had started on the installation of the additional door closures
- Discussions were ongoing with DEFA and MUA about the siting of trees.
- A final account for the project had not yet been received.

22/176 Strang Corner Field – Update
The following matters were discussed and noted:

- A representative from the suppliers of playground equipment, Wicksteed, was due to visit the island on 25th April. School children from Braddan and Ballacottier were to be involved in the selection of the equipment.
- The architect was asked to produce a drawing of the potential site entrance from Ballaoates Road for discussion with the Highways Section of DoI.
- A Petition under Section 25 of the LGA 1985 was to be submitted seeking approval to issue 10 year leases to tenants of the building.
- Discussions with the Nursery owner were ongoing.
- The intention to seek Expressions of Interest from suppliers of solar panels was noted. The specification of the system was to be provided by March Ltd and the architect was to provide information of the frame that was to be installed to which panels could be fitted.

22/177 Lewin – Bankruptcy
It was **unanimously resolved** to note that there had been no further developments.

Section 1

22/178 Invoices for approval
It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-

Hanley & Bell – 1 Cronk Gennal - £2970
 March Consultants Ltd – Assessment of Millennium Close – £2340
 Kinrade Bros Haulage Ltd – External Cleaning Contract & Litter Pick – March 2022 - £2568
 AON – Property Damage & Business Interruption Insurance - £19,901
 Manx Utilities – Public Lighting - Maintenance & Repair – Jan – Mar 2022 - £5692
 Manx Utilities – Public Lighting – Consumption – Jan – Mar 2022 - £7766
 AK Gardens – Pressure Washing - £2300
 Cedar – Strang Corner Field – Val No. 10 - £237,131
 J Clawson Ltd – 8 Cronk Gennal - £2961
 J Clawson Ltd – 7 Cronk Gennal - £4026

22/179 Highway Maintenance Charter - March 2022
The document issued by the Department of Infrastructure was considered.

The Chairman stated that it was important to clarify with the Department that local authorities were only agents for the Department and the responsibility clearly lay with central government under the Highway Act.



It was **unanimously resolved** that the Clerk would respond fully to the document.

22/180 19 Close y Locker – New Bathroom Quotation

It was **unanimously resolved** to note that the Clerk had approved the quote of Joe Doyle to replace the bathroom.

22/181 Byelaws for signing – Braddan (Noble's Hospital) Byelaws 2022 & Braddan Dog Control Byelaws 2022

It was **unanimously resolved** to sign the Hospital Byelaws.

However a debate was held on the proposal that dogs should be banned from the entire Strang Corner site as it was felt that this would stop any dog walkers from calling at the building for refreshments or visiting the playground with children.

It was **unanimously resolved** to ask the Community Warden to attend the next meeting to further discuss the matter.

22/182 Invitation to Service to celebrate the Platinum Jubilee of Her Majesty the Queen, Lord of Mann

It was **unanimously resolved** to note the invite to the service to be held on 5th June 2022 and the Clerk was to ask if Mr Mellon was available.

22/183 Conister Investment

Consideration was given to the Finance Officers report relating to the maturity of a deposit with Conister Bank totalling £256,811.

They noted the advice from the Finance Officer that money should only be kept on short deposit periods to manage cashflow whilst paying the professional fees for Strang Corner from reserves.

Taking into consideration the offers made by Conister and IOM Bank it was **unanimously resolved** to deposit the money with the Isle of Man Bank into the Authority's existing 90 day notice account.

22/184 Braddan Road/Cool Road – Hartford Homes

At 2pm Mr George Li , Hartford Homes and Chris Gregory, Isle of Play were welcomed to the meeting.

Mr Li put forward for discussion revised plans which had taken into consideration the concerns raised by the Commissioners at their previous meeting with the company.

Mr Li explained the alterations and explained that the development now included amenities including a shop and childrens nursery, and also how they intended to mitigate the problem caused by a former landfill site that was a proposed area for a nursing home.

Mr Gregory expanded on the principle of Play Streets and how the configuration of the development lent itself to the idea. He also advised on the proposal to use natural surroundings to enhance children's play on the open areas.

Further consideration was given to the areas the developer would like the Commissioners to adopt and the problems about grass cutting around long lines of trees was discussed. It was suggested to Mr Li that the trees be planted in small clusters to make work easier for the contractor.

At 3pm Mr Li and Mr Gregory were thanked for attendance and left the meeting.

It was **unanimously resolved** to await the planning application and the Clerk was to undertake further research on the Commissioners obligations under the Section 13 agreement in the Town and Country Planning Act 1999.

22/185 Attendance at Work – Covid Policy

The Clerk put forward a proposal that the Commissioners adopt a policy of allowing staff to continue attending the office, even if other members of the household had been tested positive for Covid, on the understanding that the staff member themselves was providing negative results using the lateral flow tests.

It was **unanimously resolved** to adopt the policy.

22/186 Joint Committee for the Purposes of running a Civic Amenity Site

Consideration was to a report from the Clerk relating to the need to create a new Joint Committee to operate the facility to be built at Middle Park.

He explained that in June 2011, in accordance with section 18(1)(b) of the Local Government Act 1985 (and with the Department of Infrastructures approval), the Commissioners entered into an agreement with Douglas, Onchan, Laxey, Santon and Lonan to form a joint committee for the purposes of operating an eastern civic amenity site at Middle River Industrial Estate Douglas.

It was understood that the new site at Middle Park Braddan was to be purchased by (the now 5 Authorities), Douglas, Onchan, Braddan, Garff and Santon, and because the circumstances and terms of the existing Agreement had changed substantially, they were required to form a new Joint Committee to operate the facility.

It was **unanimously resolved** to seek approval from the Department of Infrastructure to enter into a Joint Committee with the five Authorities, in accordance with section 18(1)(b) of the Local Government Act 1985, for the purposes of operating a civic amenity site at Middle Park.

22/187 Civic Amenity Site Petition under Sections 25 & 51 of the Local Government Act 1985

It was **unanimously resolved** to note that further details of the loan were awaited from Douglas.

22/188 Appointment of Architect/Team leader for Jubilee Terrace & Coronation Terrace project

The Clerk reported that he had received three fee proposals for the role of Team Leader on the project.

The bidders were:

1. Modus Ltd
2. Cornerstone Ltd
3. McGarrigle Ltd

It was **unanimously resolved** to accept the lowest bid which was from McGarrigle Ltd.

Planning

22/189 Planning Applications

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

- PA22/00417/B - Proposed relocation of existing vehicular access into domestic property - North Star House, West Baldwin, Isle of Man, IM4 5EZ

22/190 Planning Approvals

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

- PA21/00898/B - Erection of ancillary timber cabin and widening of existing vehicle access - Land View, Strang Hill, Strang Road, Braddan, Isle of Man, IM4 4NX
- PA22/00200/B - Alterations, erection of replacement conservatory roof and erection of a front porch - 7 River Walk, Braddan, Isle of Man, IM4 4TJ
- 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
- 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
- PA22/00072/B - Erection of a detached triple garage – Ballaveare, Old Castletown Road, Port Soderick, Isle of Man, IM4 1BB

22/191 Section 2

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

1. Rent Arrears
2. Traffic Data – Smiley Sids – Vicarage Road – 03.02.2022 – 24.02.2022
3. Refuse & Recycling Graphs – March 2022

22/192 Any other Business

- 1) The Clerk advised that planings created by the refurbishment of some of the roads in Snugborough Housing estate had been deposited by the DoI in the Heritage Trail car park, and plans were being made to use the material to create a 2m wide raised walkway on the Trail from the car park to the Union Mills Railway station.

22/193 Date of Next Meeting

The date for the next meeting was set for:-

12 May 2022

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

Signed

Date