

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm
Thursday 12 May 2022

In Attendance

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

22/194 Apologies for absence

Apologies for absence were received from Mr Morgan as he was off the island.

22/195 Declaration of Interest

There were no Declarations of Interest received.

22/196 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.

22/197 Deferral of Matters on the Agenda to Private

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

22/198 Minutes of previous Meeting

The Minutes of the Public Meeting held on 21 April 2022 were **unanimously approved** as a correct record of proceedings.

22/199 Matters Arising**i) Telephone Boxes – Clerk to Report: Minute 22/170 (i)**

The Clerk provided the specification for the conversion of the phone box to a facility where a defibrillator could be fitted.

It was **unanimously resolved** to progress the scheme and that the Clerk should enquire if defibrillators were available free of charge.

ii) Dandara – Cancellation of Performance Bond: Minute 22/170 (iii)

It was **unanimously resolved** to note that the Clerk was still awaiting feedback from the company.

iv) Highway Maintenance Charter: March 2022: Minute 22/179

It was **unanimously resolved** to note that the Clerk had submitted a full response to the consultation and copied the Commissioners in to the reply.

v) Byelaws for signing – Braddan (Noble's Hospital) Byelaws 2022 and Braddan Dog Control Byelaws: Minute 22/181

It was **unanimously resolved** to arrange a meeting with the Community Warden.

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

It was **unanimously resolved** to submit to the Department of Infrastructure, a Petition under Sections 25 and 51 of the Local Government Act 1985, to purchase a portion of the land at Middle Park for the purposes of constructing a Civic Amenity Site in partnership with Douglas, Onchan, Santon and Garff Commissioners.

The sum of money to be loaned, representing the Commissioners contribution toward

the total cost of the scheme, is £352,080 and is to be repaid over 30 years.

22/200 Questions from Members of the Public

There were no members of the public in attendance.

22/201 Matters for Consideration from Section 2

There were no matters for consideration from Section 2.

22/202 Chairman's announcement

There was no Chairman's announcement.

22/203 Environmental Issues

It was **unanimously resolved** to invite Mr Joe Hughes to the next Board meeting to discuss the data collected by the air pollution monitoring system at Braddan Bridge.

22/204 Mullen Doway – Update

The following matters were noted:

- Trees : a decision from the Planning Department about the placement of trees was still awaited.
- Klargesther: a problem causing the pumps not to work was being investigated as was the arrangement of a maintenance contract .
- Door closers: work was almost complete on installing the additional closers and a meeting with the Fire Officer was to be arranged.
- New tenant interviews: The Housing Officer was to commence the inspections of the flat now that the tenants had been in occupation for more than 3 months.
- Street lighting: The MUA were to be chased again to install the missing light heads in the top car park and outside blocks C and D.
- Interpretation Boards: The Board asked for interpretation boards to be put together which would explain the reason why the names for the 4 Blocks had been selected.

22/205 Strang Corner Field – Update

The following matters were discussed:

- Solar Panel: The tender bids for the installation of solar panels were considered.
They were:
 - GoGreen £41803
 - SCS £ 52548
 - Manx Solar £ 56100

It was **unanimously resolved** to select GoGreen but that the bid be referred to the M&E consultant to confirm that it met, or exceeded, the requirements of the contract.

- Coffee shop: a meeting was to be arranged with another person who had expressed an interest in the facility.
- 10 year lease: A petition seeking approval from the Department that the Commissioners could issue 10 year leases had been submitted. It was noted that Section 25 of the Local Government Act 1985 stated that tenancies for more than 7 years required Departmental approval.
- Nursery: a meeting was to be arranged to try and resolve the funding of the major changes proposed by the prospective tenant.
- Playground: a meeting had been held with the architect, quantity surveyor and contractor in the light of the advice from the potential supplier of the equipment which was that the space offered was insufficient if they wished the type of equipment that was suggested. It was felt that the return to the original having the play area on two levels may resolve the issue.
- Pickle Ball: consideration was given to a proposal from pickleball players that the play surface be marked out specifically for the sport and distinct from the badminton court. The Commissioners considered the design put forward and the rationale behind the proposal, but also the advice from the architect who had

found that the only significant difference between both courts was the positioning of the service/volley line. The Commissioners felt that the proposal would be too confusing for the players of the majority sport, badminton, but that a volley line for pickleball would be sufficient at this stage. If the sport developed on the island in the future, consideration could be given again to the proposal when the surface was subject to its 4 year maintenance plan.

22/206 Lewin – Bankruptcy

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

Section 1

22/207 Invoices for approval

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

Bell Burton Associates – Strang Corner Field - £6048

Bell Burton Associates – Strang Corner Field - £5040

Hanley & Bell – 8 Cronk Grianagh - £2250

Kay Associates Ltd – Strang Corner Field - £5934

Dept of Infrastructure – Energy from Waste Plant – March 2022 - £20,368

Douglas Borough Council – Kerbside Recycling – Qtr 4 - £11,231

Manx Utilities – 8m column – Union Mills - £3,468

22/208 Manx Utilities Street Light Maintenance Contract for signing

It was **unanimously resolved** to sign the annual maintenance contract.

22/209 Invitation to Tynwald Garden Party

It was **unanimously resolved** to note that the Chairman would represent the Authority at the event.

22/210 Monthly Financial Report - March 2022

A lengthy discussion was held on the report and it was **unanimously resolved** to accept the document.

22/211 Coronation Community Garden - Hospice Garden Open Day

Consideration was given to an approach from a representative from the Community Garden committee who sought the Commissioners approval to participate in the Hospice Open Garden event scheduled for 2nd and 3rd July.

It was noted that the committee wished also to collect donations from those who attended, but the Commissioners were unsure if this would be allowed by the charity.

It was **unanimously resolved** that the Clerk would contact the Hospice to clarify the point and advise the representative that they would like to see a risk assessment before the event takes place.

22/212 Appointment of Quantity Surveyor for roofs & windows – Jubilee & Coronation Terrace

It was **unanimously resolved** to confirm the decision of the Clerk, who after consulting with three Commissioners, had appointed Bell Burton Associates as quantity surveyors for the project.

22/213 Housing Officer – Presentation

The Chairman welcomed Mrs Beattie, the Housing Officer, to the meeting who had been invited to give a presentation on the matter of housing applications and 5 year tenancys.

The Commissioners found the presentation to be very informative, and Mrs Beattie was thanked for her attendance and left the meeting.

22/214 IT Cloud Solution

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

22/215 Hartford Homes - Proposed Braddan Road Development - Public Open Space

Further to a number of meetings with the developer, consideration was given to a proposal from the company that the Commissioners adopt an area of land as public open space, should the development go ahead.

A lengthy discussion was held on the matter, and whilst they accepted they had provided an input into how the open space could be planted and used as an area for childrens play, it was felt that the 14 acres of land offered would in fact become a liability to the authority regardless of the potential rate income.

It was **unanimously resolved** to advise the developer that the authority wished to decline their proposal.

22/216 Domestic Refuse Charge – Rates

Consideration was given to correspondence from a resident who expressed his concern over being asked to pay a refuse charge which, on its own, was in excess of his normal rates demand.

The Commissioners whilst noting that the resident's property had a low rateable value and was out in the countryside, they agreed it was a fixed charge and applicable to every rated residential property in the Parish.

It was **unanimously resolved** to advise the resident that the Commissioners would not vary the charge but he had the opportunity to raise the matter with the Rent and Rating Appeals Tribunal.

22/217 Decorating quotations – 7 Close y Lhergy & 15 Snugborough Avenue

It was **unanimously resolved** to approve the quotations for decorating both properties.

22/218 Charity Collection Boxes – Memorial Hall

After consideration it was **unanimously resolved** that any donations made by spectators using the Memorial during TT week would be given Manx Motor Sport Marshal Association Limited and the Manx Grand Prix Benevolent fund.

Planning

22/219 Planning Applications

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

- PA22/00538/B – Creation of 4 vehicle parking spaces – Tromode House, Ballafletcher Road, Cronkbourne, Isle of Man, IM4 4QE
- PA22/00511/B – Erection of a replacement sun room and installation of a flue – Ballafletcher Cottage, Peel Road, Isle of Man, IM4 4LD
- PA22/00537/B – Siting of a cold storage container and change of use from industrial to food distribution (retrospective) – Unit 9, Kirby Farm Industrial Estate, Vicarage Road, Isle of Man, IM4 4LA

- PA22/00525/B - Alteration and erection of extension to first floor over existing garage – 2 River Vale, Braddan, Isle of Man, IM4 4TH

22/220 Planning Approvals

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

- PA22/00224/B - Alterations, application of render, creation of external decking and entrance canopy - 3 The Falls, Tromode, Douglas, Isle of Man, IM4 4PZ
- PA22/00238/B - Erection of a single storey stand alone sauna building – Ballacaroon, West Baldwin Road, Mount Rule, Isle Of Man, IM4 4HW
- 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
- PA22/00259/B - Installation of patio doors to rear elevation - Glen View House, Oak Hill, Port Soderick, Isle Of Man IM4 1AP

Private

22/221 Tenancy Agreements for signing

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

Property 208 & Tenant 600
 Property 168 & Tenant 558
 Property 163 & Tenant 599
 Property 211 & Tenant 376
 Property 065 & Tenant 065
 Property 053 & Tenant 474

22/222 Section 2

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

1. Rent Arrears

22/223 Any other Business

1. Parking – Nobles Hospital. The Clerk was to investigate who was monitoring the newly installed double yellow lines outside the hospital main entrance.

2. Union Mills Car Park. The Clerk confirmed that a fixed penalty notice had been issued to the owner of the Range Rover that was regularly parked in the car park for longer than 4 hours, which is in excess of the time allowed under the Off Road Parking Order.

3. Barrier – Snugborough Avenue Complaint: The Clerk advised that following an accident where a person tripped over the new parking barriers in the lane by Cronk Gennal matter was to be considered by the Health and Safety Officer.

22/224 Date of Next Meeting

The date for the next meeting and AGM was set for:-

26 May 2022

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

Signed 

Date 26/5/22