

MINUTES OF BRADDAN PARISH COMMISSIONERS

Held at the Commissioners' Office, Close Corran, Union Mills at 2.30pm Thursday 26 May 2022

In Attendance

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

22/224 Apologies for absence

No apologies for absence were received.

22/225 Declaration of Interest

There were no Declarations of Interest received.

22/226 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.

22/227 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 7 - Tenancy Agreements for signing to Private.

22/228 Minutes of previous Meeting

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

22/229 Matters Arising

i) Telephone Boxes – Clerk to Report: Minute 22/199 (i)

The Clerk informed the board that during his research on the subject he had been advised that the defibrillators had to be purchased.

The Board **unanimously resolved** to progress with the scheme to convert the box in Union Mills using the specification provided by another local authority.

ii) Coronation Community Garden - Hospice Garden Open Day: Minute 22/211

The Clerk informed the Board that he had spoken to IOM Hospice who had advised him that they would be selling tickets for the open garden days and they would be advising the public that the Community Garden in Braddan would be opened for viewing on the 3rd of July.

Hospice confirmed they would be providing insurance for the exercise but it was at the Commissioners discretion if a risk assessment was to be done.

They also advised that it was at the Commissioners' discretion if they wished for collect donations at the garden for the benefit of the Garden group.

It was **unanimously resolved** that a collection box would be provided for the occasion.

iii) Dogs Byelaws: Minute 22/199

The chairman welcomed Mr Parker, the Community Warden, to the meeting to discuss the proposed Dogs Byelaws for Braddan.

Mr Parker was able to explain why the byelaws had been written to exclude dogs from certain areas in the Parish, such as school playing fields, and this encouraged a debate on whether dogs should be allowed at the new facility at the Strang.

After discussion it was **unanimously resolved** dogs would not be allowed on the campus area regardless of whether or not they were on a lead and the Byelaws approved at the November 2021 meeting should go ahead.

At the Clerks request Mr Parker also provided, for the benefit of the newer Commissioners, information and background on the role of a Community Warden, and the Board were appreciative of the information.

iv) Parking – Nobles Hospital: Minute 22/223

The Clerk advised that the double yellow lines outside Nobles hospital entrance, were not enforceable as that the area was not included in the Nobles Hospital Braddan Off-street Parking Place Order 2019.

It was **unanimously resolved** to remind the hospital of this fact.

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 note that Braddan school had asked for some assistance in establishing a recycling scheme and they had been provided with kerbside recycling boxes to help in educating and encouraging children to recycle.

22/204 Mullen Doway – Update

The following matters were noted:

- The planting around the flats had found to be very poor with the thought that not enough mulch had been applied. The contractor was asked to rectify the situation and to also ensure that a pathway leading to the front of Porterhouse was installed.
- Tree planting was still in issue and places to plant the remaining trees was proving to be difficult. Areas off site were having to be considered.
- There are still minor settling cracks in plaster work, noisy extractor fans, slow draining showers all of which were being addressed.
- The klargester system was still problematic and a maintenance contract was now being sought.
- The Clerk asked the Board for suggestions on who they would like to perform the official opening of the flats. The Clerk was asked to contact Government House to check the availability of the Lt Governor.

22/205 Strang Corner Field – Update

The following matters were discussed:

- Sports equipment and budget: The Project Manager had expressed concern that, whilst the price for some of the sports equipment that was on order had increased

marginally, the transport costs had increased dramatically from £2000-£7000. The Project manager was asked to look further into the matter.

- The nursery tenant agreed to fund the additional work she had requested to make certain changes to the property. The Project Manager was to be advised accordingly. It was noted that the play area had increased from 159 m² to 290 m².
- Steelwork for the final part of the building had started to be erected the day before the meeting.
- 10 year leases issue: the Department had advised the Clerk that they would not consider the Petition submitted on the principle of issuing 10 year leases, and would only consider the matter if they received a copy of a lease. The Clerk advised that he had been in contact with Callin Wild Advocates who would be looking further into the matter, but in the interim had provided an initial draft document which the Clerk agreed to circulate to the Board members.
- Coffee shop: Discussions were held on the second bidder for the coffee shop and further discussions were to be held on his bid.
- Clinic rooms: the Clerk advised that one of the tenants of the clinic rooms had withdrawn his bid but that he had found another health care professional to take the vacant space. A Heads of Agreement document was to be forwarded to the applicant.
- A second supplier of the playground had come forward and the Clerk was in discussions with them regarding an inclusive play facility. Potential organisations from whom additional funds could be sought were felt to be, the IOM Sports Council, Gough Ritchie Charitable Trust as well as the IOM Lottery Trust.

22/230 Lewin – Bankruptcy

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

Section 1

22/231 Invoices for approval

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

- AON – Insurance Renewal - £5853.38
- Department of Infrastructure – EfW Plant – Commercial & Domestic - £20,239
- Joe Doyle Plumbing & Heating – Refurbishment of bathroom – 19 Close y Locker - £2838
- The Courtyard – Replacement windows – 16 Snugborough Avenue £2212
- March Consultants Ltd – Strang Corner Field - £3600
- Ridgway Gas Services Ltd – Replacement boiler - 14 Close y Lhergy - £2340
- Mullen Consulting Ltd – Strang Corner Field – Fees March & April - £6006
- Cedar – Strang Corner Field – Valuation No. 11 - £224,422
- Kaye Associates Ltd – Strang Corner Field - £5934
- Hanley & Bell Ltd - Decoration – 7 Cronk Gennal - £2970
- DG Wood & Son Garden Maintenance - £11,608
- Douglas Borough Council – Eastern CA Site Fees – March - £4096

22/232 IT Cloud Solution

A discussion was held on the Deputy Clerks report relating to future plans for the IT support to the authority and it was **unanimously resolved** to invite two contractors who had expressed an interest in the work, Red5 and Argon, to the next Board meeting.

22/233 Decorating quote for approval – 9 Cronk Gennal

It was **unanimously resolved** to accept the quotation of £3000 from Hanley and Bell for the decoration of the property which required extensive work.

22/234 Replacement bathroom estimate for approval – 15 Snugborough Avenue

It was **unanimously resolved** to accept the quotation of £2838 from Joe Doyle Plumbing to fully refurbish the bathroom.

22/235 Braddan Community Centre – PR & Marketing

At 12.30pm prior to the commencement of the formal meeting, the Board had welcomed Mrs Helen Summerscales and Mr James Davis from IOM Advertising Ltd to the meeting to talk about marketing the new community development.

Mrs Summerscales gave a brief background of the organisation and which other clients they had worked with. She then expanded on what she thought her organisation could provide to the authority to help make the new facility a success.

Discussions were held around matters such as branding, targeting residents of Braddan, creating an identity, becoming the centre for Braddan and selling a destination.

The Commissioners noted the fee scales offered by the company and Mrs Summerscales agreed to submit three different campaign options and the associated costs.

At 13.30pm Mrs Summerscales and Mr Davis were thanked for their attendance and left the meeting

It was **unanimously resolved** to await the proposals from the company.

22/236 Kerbside Recycling – PR & Marketing

It was **unanimously resolved** to defer consideration of this matter to a later meeting.

22/237 Tynwald Day Grandstand Tickets

It was **unanimously resolved** to note the offer of Grandstand Tickets but to respectfully decline the offer.

Planning

22/238 Planning Applications

It was **unanimously resolved** to write to the Planning Office to ascertain the purpose of the facility.

PA22/00576/B - Erection of a storage unit for the duration of 5 years- Unit 2, Ballapad-dag, Industrial Estate, Braddan, Isle of Man, IM4 2AF

22/239 Planning Approvals

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

PA22/00260/B - Installation of a flue – Grianane, 21 Ballamillaghyn Estate, Mount Rule, Isle of Man, IM4 4HX

Private

22/240 Tenancy Agreements for signing

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

Property 154 & Tenant 604

Property 067 & Tenant 602

Property 061 & Tenant 063

Property 068 & Tenant 601

22/241 Section 2

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

1. Rent Arrears
2. Soil Class Testing – Drinkwater land
3. Correspondence re: rate increase 2022/23

22/242 Any other Business

1. Heritage Trail Gates: It had been noted that the gates on the Trail were now locked which was important during TT fortnight.

2. Charles Guard video – Condition of Marine Drive: A discussion was held on the video which was scathing of the condition of parts of Douglas including the Marine Drive. The Clerk advised that the vast area of concern was in Douglas although there were dilapidated iron railings in Braddan. The Clerk advised that he had spoken to Douglas Corporation on the matter who were undertaking some works, but the responsibility for almost all the areas of concern was the Department of Infrastructure. The Clerk agreed to contact the Dol on the matter.

3. Port St Mary – Street name signage: It was suggested that the authority should consider providing additional information on road signs to explain the origins of the name

4. Strang Corner Field – Future TT camp site: A discussion was held on the possibility of using the grounds of the new facility as a future camp site, but the suggestion was not supported.

5. Former Mannin Infirmary Site: The Clerk advised that he had had informal discussions with representatives from the Dol in relation to a proposal to construct a Sexual Assault Referral Centre (SARC) on the former Mannin Infirmary site. The Board noted the proposal which they supported and agreed to await a formal planning application.

22/243 Date of Next Meeting

The date for the next meeting was set for:-

16 June 2022

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

Signed

Date