

MINUTES OF BRADDAN PARISH COMMISSIONERS

Held at the Commissioners' Office, Close Corran, Union Mills at 2pm Thursday 7 July 2022

In Attendance

Mr A C R Jessopp Chairman

Mr N Mellon

Mr A Morgan

Mr J Quaye

Mr J C Whiteway Clerk

Miss M J Radcliffe Deputy Clerk & Finance Officer

22/290 Apologies for absence

Apologies for absence were received from Mr Scott due to illness.

22/291 Declaration of Interest

There were no Declarations of Interest received.

22/292 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.

22/293 Deferral of Matters on the Agenda to Private

There were no matters on the agenda deferred to Private.

22/294 Minutes of previous Meeting

There were no minutes of the previous meeting considered.

22/295 Matters Arising

There were no Matters Arising

22/296 Questions from Members of the Public

There were no members of the public in attendance.

22/297 Matters for Consideration from Section 2

There were no matters for consideration from Section 2.

22/298 Chairman's announcement

There was no Chairman's announcement.

22/299 Environmental Issues

There were no Environmental Issues raised.

22/300 Mullen Doway – Update

There were no matters for consideration.

22/301 Strang Corner Field – Update

There were no matters for consideration.

22/302 Lewin – Bankruptcy

There were no matters for consideration.

Section 1**22/303 Invoices for approval**

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

- Primary Consulting Ltd – Strang Corner Field - £2112
- Kinrade Bros. Haulage Ltd – Litter/Dog bin & External Cleaning Contract – June - £2,448
- Kinrade Bros. Haulage Ltd – Refuse Collection – April – June & additional collections during TT Week - £36,780

22/304 Staff Grading

Careful consideration was given to a request by the Clerk for a grading review of the post of Administrative Assistant following an appraisal interview in May.

It was **unanimously resolved** to upgrade the position to Administrative Officer effective from May 2022.

22/305 Charity Allowances – Rates

It was **unanimously resolved** to note the allowances issued to Registered Charities in the Parish.

Planning

22/306 Planning Applications

Consideration was given to the following applications:

- PA22/00416/B - Combined approval in principle and full approval for phased development for industrial and business park uses including Class 2.1, 2.2, 2.3 and 2.4 together with access and associated infrastructure. Full approval for the access, estate road, strategic drainage infrastructure, structural landscaping and biodiversity enhancement areas and with Phase 1 of the employment units (Zone A). All matters apart from access reserved for the development within Zones B, C and D - Land To The South Of Cooil Road, Braddan, Isle Of Man.

It was **unanimously resolved** that the Clerk would undertake further research into soil quality of the land to ensure that Environmental Policy 14 of the Strategic Plan was followed.

- PA22/00678/B - Land Southwest Of Cooil Road (A6) North Of New Castletown Road (A5) Braddan - Combined approval in principle and full approval for phased development of a Cannabis Cultivation Campus and Solar Energy Park, together with access, associated infrastructure and site engineering works. Full approval for the erection of units 1 and 2 with associated infrastructure. All other matters reserved

A discussion was held on the application from Peel NRE and their offer to meet the Commissioners again to answer any further questions following the submission of the application.

There was general support for the application and it was felt that a face-to-face meeting with the company would not be necessary. However it was noted that in the supporting documents for the application, the company stated that they did not feel that Environmental Policy 14 of the Strategic Plan was applicable in this matter because the Harris 2001 report "Agricultural Soils of the Isle of Man" showed the land to be Class 3 soil.

Comments were also made on the need for adequate screening of the site given that it was an elevated site which is prominent when approaching from the South.

It was **unanimously resolved** that the Clerk would raise both matters with the company before a firm response was issued to Planning.

- PA22/00675/B - Full approval for a residential development comprising up to 328 dwellings and a neighbourhood centre with associated highway and pedestrian/cycle access and infrastructure, drainage, landscaping and public open space together with approval in principle for a 2-form entry primary school and a 68-bed retirement care home with all matters apart from access reserved for the developments - Fields And Part Fields 524202, 524978, 524930, 524765, 524224, 524225 & 524226 Land East Of Braddan Road, Braddan, Isle Of Man, IM2 2RA.

It was **unanimously resolved** to advise the Planning Office that the Commissioners would be objecting to the application, but required an extension of time to seek and appoint a Town and Country Planning consultant.

It was also noted that the application was advertised as a development in Douglas and it was **unanimously resolved** to ask the Planning Office to re-advertise the application in the correct Parish.

It was **unanimously resolved** to approve the following planning application:-

- PA22/00799/B - Installation of 2 ponds and associated works - Manx Telecom Corporate Headquarters, Isle Of Man Business Park, Braddan, Isle Of Man, IM2 2QJ.

22/307 Planning Approvals

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

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

22/308 Section 2

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

1. Rent Arrears

22/309 Any other Business

There were no matters for discussion.

1. Rates Collection

22/310 Date of Next Meeting

The date for the next meeting was set for:-

21 July 2022

There being no further business, the meeting ended at 5.50pm.

Signed

Date