

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**Held at the Commissioners' Office, Close Corran, Union Mills at 2pm Thursday 21<sup>st</sup> July 2022**

**In Attendance**

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

- 22/311 Apologies for absence**  
 Apologies for absence were received from Mr Morgan and Mr Quaye.
- 22/312 Declaration of Interest**  
 There were no Declarations of Interest received.
- 22/313 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.
- 22/314 Deferral of Matters on the Agenda to Private**  
 It was **unanimously resolved** to defer Item 5 - Tenancy Agreements for signing, and Item 8 – TT Homestay- Breach of Tenancy to Private.
- 22/315 Minutes of previous Meeting**  
 The Minutes of the Public Meetings held on 30 June and 7 July 2022 were **unanimously approved** as a correct record of proceedings.
- 22/316 Matters Arising**
- i) Public Relations and Marketing. Minute : 22/274(i)**  
 Consideration was given to a scale of fees offered by IOM Advertising for promotional work relating to the new community centre.
- It was **unanimously resolved** to accept the proposal and work with the company to draft a campaign.
- ii) Ash Die back. Minute: 22/288(2)**  
 It was **unanimously resolved** to note that DEFA were now looking at an all-island plan for dealing with ash die back, and other than removing dangerous trees on the Commissioners own land, the authority was to wait for further information from central government.
- 22/317 Questions from Members of the Public**  
 There were no members of the public in attendance.
- 22/318 Matters for Consideration from Section 2**  
 There were no matters for consideration from Section 2.
- 22/319 Chairman's announcement**  
 There was no Chairman's announcement.
- 22/320 Environmental Issues**  
 There were no Environmental Issues raised.

**22/321 Mullen Doway – Update**

The following matters were noted:

- Final snagging work was being undertaken to allow for an official handover of the site and the commencement of the 12 months defects period.
- Work was progressing on the official opening ceremony on 10<sup>th</sup> August.
- The decision on the Petition to purchase the piece of land between the development and the Trading Estate was awaited.

**22/322 Strang Corner Field – Update**

The following matters were noted:

- **Water connection:** is in.
- **Gas connection:** planned for week beginning 25<sup>th</sup> July
- **Solar panels :** Contract now with Cedar. Deposit as per the contract has been paid by Cedar. Roof walkways, the final part of equation, are being planned. A larger inverter 66kw has been ordered as per MUA advice.
- **Roadway via Ballaoates Road :** Highways have accepted the principle of entering the site via Ballaoates Road. A meeting with Planning Officer was to be arranged, and a Highway Assessment report would need to be undertaken.
- **Play area:** Awaiting design work from Proludic and Wickstead. Initial plans are for the Commissioners consideration. The contractor installing the equipment will also install the play surface and the price for this has been removed from the main contract.
- **10 year leases:** Petition under Section 25 of the Local Government Act 1985 seeking approval to issue 10 year leases was on hold until a draft lease is produced.
- **Steelwork:** discussions are continuing with the supplier about increase costs.
- **Cost risk areas:** Cedar with the Project Manager and QS are looking at risk areas in the supply chain to see if any money can be saved.
- **Attenuation tank:** The original design and specification from Curtins called for a tank that had a system to monitor how it was working. An alternative of a very similar design had been installed but without the ability to monitor based on advice from the manufacturer. Further details of the system are awaited but an inspection chamber and silt trap could be fitted earlier up the line.
- **Curtain wall:** Has been agreed.
- **Electric car points:** MUA offered 6 charging points (using 3 columns) free of charge. Work was being done to ensure that they don't impact on the number of available parking spaces.
- **Power to floodlights:** the power source for the lights, that are either inside or close to the walking track, was being traced. As they are not attached to the streetlight system, the power must be coming from the hospital.
- **Nursery:** A discussion was held on who would be responsible and liable for the playing surface requested by the tenant if it is not a system recommended by the architect. Neither the architect nor contractor would accept responsibility as it was below their standards and not their choice. A cost comparison was to be undertaken.
- **Dental Surgery:** Work was required to ensure that appropriate precautions were in place for any rooms using xray machines.
- **Coffee shop:** M&E design work was required following the final determination of the layout of the coffee shop.
- **Office layout:** the assistance was to be sought from an office designer to make best use of the available Commissioners office space.

**22/323 Lewin – Bankruptcy**

There were no matters for consideration.

**Section 1****22/324 Invoices for approval**

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

- J Clawson – Replacement kitchen - 25 Cronk Grianagh - £3401
- Hanley & Bell – Decoration – 9 Jubilee Terrace - £3570
- Manx Utilities – Street lighting electricity – April – July 2022 - £8943
- Watsons Nurseries Ltd – Hanging baskets & troughs - £3028
- Manx Utilities – Public lighting maintenance & repairs - £3873
- DG Wood & Son – Landscaping - £4239

**22/325 Commissioners' offices – Strang Corner**

It was **unanimously resolved** to defer the discussion on the costs of finding an alternative use for the building once the new facility had opened.

**22/326 Decorating Quotation for approval – 17 Close y Locker**

It was **unanimously resolved** to approve the quote.

**22/327 Housing & Communities Board: Meetings with the Island Commissioners**

It was **unanimously resolved** to accept the invite to all Commissioners of a Q&A session with the new Housing Board on Thursday 15<sup>th</sup> September at Braddan Church Hall.

**22/328 Loan Facility between (1) Treasury as the Guarantor (2) various Isle of Man local authorities as the Original Borrowers and (3) HSBC Bank PLC as the Lender (the "Facility Agreement")**

The following documents were produced to the meeting:

1. An Amendment and Restatement Agreement between The Treasury (acting as Guarantor), HSBC Bank Plc (acting as Lender) and Others (as Borrowers) to amend and restate a facility agreement originally dated the 27th July 2015 as amended and restated on the 27 July 2020 and as further amended on the 30th September 2021 (the "Agreement"); and
2. A Facility Agreement as amended and restated by the Agreement ("the Facility Agreement") between the same parties.

It was **unanimously resolved** that:

1. The Authority has the power to borrow and the purpose for which it will borrow under the Facility Agreement as amended and restated by the Agreement is consistent with the power in section 51 of the Local Government Act 1985.
2. It is in the best interest of, and to the advantage and further benefit of the Authority, for the Authority to enter into the Agreement and the terms of both the Agreement and the Facility Agreement as amended and restated were hereby approved and that the Authority will comply with the obligations set out in the Agreement and the Facility Agreement (as amended and restated by the Agreement)
3. Mr ACR Jessopp, Chairman; N Mellon, Commissioner; Mr J C Whiteway, Clerk are hereby authorised to sign the Agreement and any other documents that may be considered by such signatory necessary or desirable for the purposes of carrying into effect any of the foregoing resolutions or the transactions contemplated thereby; and
4. The Authority takes such steps and execute such further documents as required by the Treasury and/or the Bank in order to give full effect to the Agreement and the Facility Agreement as amended and restated by the Agreement.

**22/329 Recycling Contract – Annual Review**

Consideration was to a request from Douglas for an “above contract” price increase due to the present financial situation.

After considering the cost impact, it was **unanimously resolved** to agree the principle and ask the Clerk to negotiate the increase within agreed parameters.

**22/330 Strang Corner Field – Names**

A long list of suggested names was put forward, and it was **unanimously resolved** for the Board to consider them before the next meeting.

**Planning****22/331 Planning Applications**

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

- PA22/00785/B – Replacement of existing gas boiler with an air source heat pump – Audley House, Main Road, Union Mills, IM4 4AG
- 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.
- 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

It was noted that Clerk had contacted the Planning Department regarding the following application seeking an extension of time to respond, which would allow a Town and Country Planning consultant to be appointed to assist in preparing on objection to the application.

- 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.

**22/332 Planning Approvals**

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

- PA22/00525/B - Alteration and erection of extension to first floor over existing garage - 2 River Vale, Braddan, Isle of Man, IM4 4<sup>TH</sup>
- PA22/00511/B - Erection of a replacement sun room and installation of a flue - Ballafletcher Cottage, Peel Road, Braddan, Isle Of Man, IM4 4LD

**22/333 Private**

**Tenancy Agreements for signing**

It was **unanimously resolved** to approve the following tenancy agreements for signing: Property 205 & Tenant 605 & Property 050 & Tenant 606

**22/334 TT Homestay – Breach of Tenancy**

It was **unanimously resolved** to defer consideration of the matter pending further research on how other authorities deal with these cases.

**22/335 Section 2**

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

- 1. Rent Arrears
- 2. Report on Waste Strategy – Department of Infrastructure – May 2022
- 3. Electoral Commission
- 4. Road Traffic Notice - A5 Richmond Hill Braddan temp 20 mph 25.07.22

**22/336 Any other Business**

- 1. Jubilee and Coronation Terrace re-roofing- a survey of tenants was to be undertaken to determine if any wished to retain their chimneys when the roofs were being replaced.
- 2. A meeting with Hartford Homes re public open space had been arranged for Tuesday
- 3. The Old Smithy Strang- the roof now appeared to be unsafe and required inspection by Environmental Health.
- 4. Idling free zones- Mr Mellon asked about the principle of idling free zones especially around the Strang Stores.
- 5. A Braddan resident was looking for suitable places in south Braddan to plant fruit trees. The car park at Port Soderick was being considered.

**22/337 Date of Next Meeting**

The date for the next meeting was set for:-

28 July 2022

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

Signed 

Date 9/8/22

