

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm Thursday 01
September 2022

In Attendance

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

22/389 Apologies for absence
Apologies for absence were received from Mr Morgan who was unable to attend due to work commitments and Mr Quaye who was on vacation.

22/390 Declaration of Interest
There were no Declarations of Interest received.

22/391 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.

22/392 Deferral of Matters on the Agenda to Private
It was **unanimously resolved** to defer Item 9 - Tenancy Agreement for signing to Private.

22/393 Minutes of previous Meeting
The Minutes of the Public Meeting held on 18 August 2022 were **unanimously approved** as a correct record of proceedings.

22/394 Matters Arising
i) Options for future use of Commissioners' Office, Close Corran: Minute 22/382

The Deputy Clerk reported that the Clerk had spoken to the Planning Office and they had confirmed that they wouldn't have any concerns about the conversion of the office to a nursery. Estate agents had been contacted to ascertain the likely rental income as an office or a nursery, and they were due to carry out inspections in the next week. A report would be brought back to the next meeting.

ii) Argon update
The Deputy Clerk reported that Argon and Red5 were working on the transfer of systems, but due to staff holidays this was unlikely to be achieved until the end of September. It was also reported that the hardware had been ordered and delivery was awaited.

iii) Fee proposals for objection to planning application ref: PA22/00675/A: Minute 22/377

The Chairman reported that discussions had been held with representatives from the Pegasus Planning Group and a revised quote had been received. The total quote amounted to £10,050. After discussion it was **unanimously resolved** to accept the quote and instruct the consultants to draw up a submission to register an objection to the application.

The Deputy Clerk reported that representatives from MTG had been invited to attend the next meeting to explain the recordings from the air quality monitor that had been installed at Braddan Bridge.



iv) Highway Maintenance Charter – proposed meeting: Minute 22/380

The Deputy Clerk reported that attendance had been confirmed at the forum, but no numbers had been given. The Chairman advised that he was off island, and would be unable to attend, therefore the Clerk should attend on behalf of the Authority.

22/395 Questions from Members of the Public

The Chairman welcomed Hannah Phillips – Manx Wildlife Trust Ranger to provide a presentation on the Eastern Community Group & Community led projects she was working on. She outlined the project to provide wildlife friendly areas in urban locations which are maintained by local volunteers. The Board wished her every success with the group and hoped to be able to work with her on projects in Braddan in the future.

22/396 Matters for Consideration from Section 2

Item 2 - Application for suspension of parking - Strang Road, Braddan 22.09.22.
It was **unanimously resolved** to note the above application.

22/397 Chairman's announcement

There was no Chairman's announcement.

22/398 Environmental issues

There were no Environmental Issues raised.

22/399 Mullen Doway – Update

The following matters were noted:

Following a meeting with Brian Barton, it was unanimously resolved that no further action would be taken to pursue a case against the contractor or design team for the delays that occurred on the project. However, feedback would be submitted to the Capital Projects unit on the performance of those involved.

The Deputy Clerk read a list of defects identified in eight of the properties and advised that the contractor and design team were aware of the issues.

22/400 Strang Corner Field – Update

The following matters were noted:

The Deputy Clerk reported that the Clerk had held a site meeting with a Planning Officer who was supportive of the proposal to access the site via Ballaoates Road. Quotes had been received for a traffic survey to be carried out in the sum of £2,450. However, a meeting was due to be held with the DHSC estates manager on 16th September to discuss alternatives. It was **unanimously resolved** to await the outcome of the meeting with the estates Manager before considering the proposal any further.

The Chairman requested that the landslide caused by the soakaway at Palatine GP Surgery being unable to cope with recent rainfall be added to the list of matters to be discussed with the DHSC estate manager.

The Deputy Clerk advised that the cost comparisons for the installation of artificial turf as opposed to the wetpour/mulch was still awaited from the contractor, however it was likely to be expensive as both surfaces required a type1 and concrete substructure. Discussion took place and it was **unanimously resolved** to seek the opinion of the Manx Wildlife Trust regarding the installation of artificial turf. But in the meantime the cost comparisons would be awaited before considering the proposal any further.

The Deputy Clerk circulated a plan showing the revised layout for the Commissioners Offices, to create a reception area, a meeting room and a staff kitchen within the space. It was noted that the design to have the meeting room glazed may not be feasible due to fire regulations, however this was being investigated. Discussion took place and it was **unanimously resolved** to instruct the design team to proceed with this design and



look to provide one glazed wall to the elevation of the meeting room which faced the windows in the office.

The Deputy Clerk advised that IOM Advertising wished to meet with the Board to reveal their branding and name proposals, and requested suitable dates be confirmed for week commencing 5th September. Discussion took place and it was unanimously resolved to invite them to meet the Board on Tuesday 6th September.

22/401 Lewin – Bankruptcy

There were no matters for consideration.

Section 1

22/402 Invoices for approval

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

- Quest Landscaping Services – Refurbishment of play equipment at Clybane & Snugborough Playgrounds - £63,084
- Bell Burton Associates – Mullen Doway - £12,556
- Kay Associates Ltd – Strang Corner Field - £5934
- Hanley & Bell – Decoration – 17 Close y Locker - £2328
- Douglas Borough Council – Eastern Civic Amenity Site – July 2022 - £9,510
- Hanley & Bell – Decoration – 25 Cronk Grianagh - £3,360
- Cedar Developments Ltd – Strang Corner Field – Valuation no.14 - £221,669
- March Consultants Ltd – Strang Corner Field & Commissioners' Office - £3,600
- Kinrade Bros. Haulage Ltd – Litter/Dog bin & external cleaning Contract – August - £2,448

22/403 Climate Change Duties - Statutory reporting by public bodies

Consideration was given to the statutory reporting obligations under the Climate Change Act 2021. It was noted that as a category B Public Body, the authority would need to collate data to submit in the report.

It was **unanimously resolved** to appoint the task the research and development officers with responsibility for collating the data to meet the obligations.

22/404 Braddan Community Centre Leases

Consideration was given to a report from the Clerk regarding the draft lease provided by the Commissioners' advocate for the tenants of the new Community Centre.

It was **unanimously resolved** to submit the draft lease to the tenants for consideration before submitting the document to the DOI to seek their approval to enter into a lease of 10 years.

22/405 Deeds for purchase of land Union Mills for signing

The deeds for the purchase of land on the bank to the rear of Mullen Doway was circulated for consideration. The total cost of the purchase was £12,408.00

It was **unanimously resolved** that the Chairman would sign the Deed on behalf of the authority.

22/406 Utilisation request – 1 of 5 Civic Amenity Site

It was **unanimously resolved** that the Chairman and Clerk should sign the utilisation request to draw down the sum of £114,767.51 from the HSBC loan agreement.

22/407 Utilisation request – 6 of 7 Strang Corner Field

It was **unanimously resolved** that the Chairman and Clerk should sign the utilisation

request to draw down the sum of £1,537,303 from the HSBC loan agreement.

22/408 Quotes for approval: 27 Snugborough Avenue & 17 Close Y Locker

It was **unanimously resolved** to accept the following quotations from Joe Doyle Plumbing and Heating to fully refurbish the bathrooms:-

- 27 Snugborough Avenue - £2,953
- 17 Close y Locker - £4,355

It was unanimously resolved to accept the quote from Hanley and Bell for decoration of 27 Snugborough Avenue in the sum of £2,000.

Planning

22/409 Planning Applications

It was **unanimously resolved** that the Board had no objection to the following planning applications:-

- PA22/01022/LAW – Certificate of Lawful Development for the additional use of storage and the loading and unloading of vehicles – Newlands, Spring Valley Industrial Estate, Braddan, Isle of Man, IM2 2QT
- PA22/01029/B - Replace existing conservatory with an extension to West elevation - 1 Mount Rule Cottages, West Baldwin Road, Mount Rule, Braddan, Isle of Man, IM4 4HS
- PA22/01036/B Alterations including removal of chimney stacks, replace existing roofing with artificial slate, and installation of replacement fascias, water goods windows and doors – 1-10 Coronation Terrace, The Strang
- PA22/01038/B Alterations including removal of chimney stacks, replace existing roofing with artificial slate, and installation of replacement fascias, water goods windows and doors – 1-8 Jubilee Terrace, The Strang
- PA22/01063/C Change of use of part of residential accommodation to addition use as tourist accommodation – Mill house, West Baldwin,
- PA22/01011/B Erection of replacement timber shed to the rear – 53 Clybane Rise, Farmhill, Braddan
- PA 22/00993/C – change of use of unit for use as assembly showroom and distribution of furniture and leisure buildings – Unit 42 Spring Valley Industrial Estate, Braddan
- PA22/01069/B - Construction of a modern purpose built, single storey healthcare facility, with associated access, parking and landscaping – Former Mannin Infirmary Site, Braddan Road, Braddan

Private

22/410 Tenancy Agreements for signing

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

- Tenant 256 and Property 609
- Tenant 152 and Property 610

22/411 Section 2

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

1. Rent Arrears
2. Application for suspension of parking - Strang Road, Braddan 22.09.22
3. Feedback regarding Energy Efficiency works

22/412 Any other Business

There were no matters for consideration.

22/413 Date of Next Meeting

The date for the next meeting was set for:-

15 September 2022

There being no further business, the meeting ended at 4pm.

Signed 

Date 22/9/22