

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm Thursday 22
September 2022

In Attendance

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

- 22/414 Apologies for absence**
 There were no apologies for absence received.
- 22/415 Declaration of Interest**
 There were no Declarations of Interest received.
- 22/416 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.
- 22/417 Deferral of Matters on the Agenda to Private**
 It was **unanimously resolved** to defer Item 3 - Tenancy Agreement for signing to Private.
- 22/418 Minutes of previous Meeting**
 The Minutes of the Public Meeting held on 1st September 2022 were **unanimously approved** as a correct record of proceedings.
- 22/419 Matters Arising**
- i) Argon update – Minute: 22/394 (ii)**
 The Clerk reported that Argon and Red5 were now working on the transfer of the IT and that the new hardware was being set up.
- ii) Fee proposals for objection to planning application ref: PA22/00675/A: Minute 22/394 (iii)**
 It was **unanimously resolved** that the Clerk would sign the contract with the Pegasus Group and return it to the company. The Chairman was to monitor the situation.
- 22/420 Questions from Members of the Public**
 The Chairman welcomed Helen Summerscales and James Davis from Isle of Man Advertising to the meeting.
- A presentation was made on the potential name for the building at Strang Corner and the design work associated with the name change and re-branding of the Authority.
- After lengthy discussions Mrs Summerscales and Mr Davies were thanked for their presentation and they took away with them further ideas which they agreed to develop. The Commissioners agreed to further consider a suitable name, including the suggestions from IOM Advertising which were "The Roundhouse" and "The Mount".
- 22/421 Matters for Consideration from Section 2**
 There were no Matters from Consideration from Section 2.

22/422 Chairman's announcement

The Chairman wished it be recorded that with great regret the Commissioners had noted the passing of the Lord of Mann Her Royal Highness Queen Elizabeth II on 8th September 2022.

22/423 Environmental Issues

There were no Environmental Issues raised.

22/424 Mullen Doway – Update

The Clerk reported that the work was now just in the majority snagging, but it was agreed to keep the item on the agenda until the end of the retention period.

A discussion was held on the matters raised by tenants at the opening ceremony, one of which was a sitting area outside Gibb House where people often waited to be picked up at the pull in space.

It was **unanimously resolved** to have a bench installed and the matter was passed to the Clerk to arrange.

22/425 Strang Corner Field – Update

The following matters were noted:

- Further information was awaited from a third supplier of the play equipment and it was hoped to be received by the next meeting.
- Discussions continued with the Nursery tenant about the play surface, and the Commissioners were very reluctant to have astroturf installed.
- Roadway: The Clerk advised that he had had a meeting with the Project Manager and Mr Pritchard about improving the existing access to the site as opposed to constructing a new access of Ballaoates Road. He was advised that the cost of improving access, even if it were possible as trees would need to be removed, could be in the same region of costs for the construction of a new road. Because the matter was being discussed because a new roadway was estimated by the QS, the Clerk asked the Project Manager to obtain an actual quote from the contractor to build the new roadway
- Broken pipe F1-F10: The pipe was part of the Hospitals drainage infrastructure and the matter had been raised with them to determine if they would fund the work because the pipe had been incorrectly laid initially (not at the correct depth) and the damage was due to general deterioration rather than damage by the contractor.
- Palatine Surgery - the soakaway for the building was no longer able to cope with the water running from car park because the block paviour surface had replaced by tarmacked. The overflow swept mud onto the walk track and permanent damage could be caused. The agreed solution was the overspill from the soakaway would be diverted to nearby drains on the Commissioners land but discussions were being held with the Hospital as to who would fund the diversion costs.
- A revised programme was now awaited.

Discussions moved to the matter of naming the building. The original long list of names was again considered, and eventually the name "The Roundhouse" emerged. The name was proposed by Mr Morgan, seconded by Mr Quaye and put to the vote. The proposal was carried through with 4 votes, but Mr Mellon voted against.

It was **unanimously resolved** to accept the name as "The Roundhouse".

Mr Morgan, Mr Mellon and Mr Scott confirmed they would be present at the Governors visit on Wednesday 5th October.

22/426 Lewin – Bankruptcy

The Chairman had been unable to contact Mr Mitchell, but would try again.

Section 1**22/427 Invoices for approval**

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

Manx Utilities – Christmas lighting festoons - removal - £2619
 Callin Wild – Strang Corner Field – Drafting leases - £2160
 Cedar – Fees – 1 Jubilee Terrace - £2663
 Kay Associates Ltd – Strang Corner Field – 5934
 Keith McAuliffe – refurbishment of benches & teenage shelter - £5934
 Ellis Brown – Mullen Doway – £31,315
 Douglas Borough Council – Eastern CA Site – July 2022 - £9510
 Cedar – Strang Corner Field – Valuation No 14 - £221,669
 March Consultants Ltd – Strang Corner Field - £3600
 Kinrade Bros Haulage Ltd – External Cleaning Contract – August 2022 - £2448
 Black Grace Cowley Ltd – Fees re: Land sale @ Mullen Doway - £900
 Mullen Consulting Ltd – Survey – Close y Lhergy & Millennium Close - £2700
 DG Wood & Son – Landscaping Contract – July & August 2022 - £9138
 Manx Utilities – Replacement Street light – BR011 – vehicle damage - £2023
 Bell Burton Associates – Strang Corner Field - £6048
 Bell Burton Associates – Strang Corner Field - £5048
 Dept of Infrastructure – Tipping charge, Energy from Waste Plant – August – £20,360

22/428 Financial Statements for the year ending 31st March 2022

Consideration was given to the Financial Statements for the year ending 31st March 2022 and after discussion it was **unanimously resolved** to formally approve the document and that it should be signed by the Chairman and the Deputy Clerk and Finance Officer.

22/429 Future use of Commissioners' Office

Consideration was given to a report from the Deputy Clerk regarding the marketing of the existing office

Fee proposals for the work from Crystals and Dean Wood were considered and it was **unanimously resolved** to award the work to Dean Wood, and that the Clerk should progress the matter.

22/430 Highway Maintenance Charter – change of dates

It was **unanimously resolved** to note the revised date for the presentation was 4th October 2022 at 7pm.

22/431 Housing and Communities Board – change of dates

It was **unanimously resolved** to note the revised date for the presentation was 24th October 2022.

22/432 Strang Corner Field – Centre Manager

Consideration was given to a report from the Clerk regarding the appointment of a Centre Manager. The job description and grading of the post were agreed, but as the Clerk wished the post be appointed before the end of the financial year and no provision had been made when setting the budget, the commencement date was not agreed until funding had been identified.

Also the Chairman asked that the position should be advertised both on and off the island.

It was **unanimously resolved** to defer further consideration of the matter until the next

meeting when the Finance Officer would report back on funding.

22/433 Built Environment Reform Programme

It was **unanimously resolved** to note the document produced by DEFA together with their new Customer Charter.

22/434 Refuse Bins – West Baldwin

Following a further request from the resident at Injebreck House, the Clerk asked the Boards to re-consider their previous decision to no longer collect refuse bins from Injebreck House due to Health and Safety and cost issues, and to provide a facility at the road junction at the dam which was accessible to the refuse vehicle.

It was **unanimously resolved** to re-affirm their decision as it met the requirements met set in Section 65 of the Public Health Act 1990.

22/435 Public Toilets – Cronk Grianagh Park

The Clerk advised that Mr Pearce had been able to obtain a quote from a contractor to build the toilets in the park.

Whilst the price given was slightly under the £100k target set almost 2 years ago, the Authority was no longer in a position to fund the development.

It was **unanimously resolved** to advise Mr Pearce accordingly.

Planning

22/436 Planning Applications

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

PA22/00984/C - Unit 5, Spring Valley Industrial Estate, Isle of Man, IM2 2QR - Change of use application for use as construction company with storage & distribution and to include the associated use as a vehicle operating centre (part retrospective).

PA22/01072/B - Proposed ground and first floor rear extension - 151 Fairways Crescent, Mount Murray, Isle of Man, IM4 2JJ

PA22/01105/B - Erection of external staircase to side elevation and installation of replacement railings to roof terrace - Silver Creek House, 12 Cronk Road, Union Mills, Isle of Man, IM4 4NJ

PA22/01050/B - Alterations and erection of a two storey extension - Knock-Ey-Willyn, West Baldwin, Braddan, Isle of Man, IM4 5HB

PA22/00853/B – Alterations to convert existing roof space into additional bedrooms together with replacement/enlarged dormer windows to rear elevation – Longfield, Old Castletown Road, Port Soderick, IM4 1BB – AMENDED PLANS

22/437 Planning Approvals

It was **unanimously resolved** that the Board would note the following planning applications:-

PA22/00405/B - Erection of a single storey garage extension and creation of a boundary retaining wall with fence above - 94 Cronk Grianagh Estate Douglas Isle of Man, IM4 4RR

PA22/00537/B - Siting of a cold storage container and change of use of unit from industrial to food distribution (retrospective) - Unit 9, Kirby Farm Industrial Estate, Vicarage Road, Isle of Man, IM4 4LA

PA22/00267/REM - Reserved Matters application to P.A. No 21/00876/A for the erection of a detached dwelling - Land To The Rear of The Hollies, Mount Rule, Isle of Man, IM4 4HT

PA22/00795/B - Erection of a double storey rear extension and a single storey side extension - 85 Cronk Grianagh Estate, Braddan, IM4 4RR

Private

22/438 Tenancy Agreements for signing

It was **unanimously resolved** to approve the following tenancy agreements for signing:
Property 146 & Tenant 611
Property 013 & Tenant 434

22/439 Section 2

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

1. Rent Arrears
2. Update on smart meter rollout
3. Period of National Mourning

22/440 Any other Business

1. Warm Spaces Fund - Mr Mellon advised that money was being made available by Central Government as a contribution toward heating costs if organisations wished to undertake a scheme during the winter. The Clerk was to consider opening up the Halls or the office if there was sufficient demand.
2. Three Legs – Heritage Trail - Mr Quaye stated that the site looked untidy and needed a bit of attention by the gardener.
3. Hedge cutting- The Clerk advised that the hedge cutting around the Parish had been scheduled for the following week.
4. Moss & trees at the Downs, Union Mills - Mr Quaye again raised concern over the condition of the pavement at the Downs in terms of moss and damage caused by tree roots. The Clerk was to arrange to have the moss removed and to remind the DoI about the damaged pavement.
5. Speeding – Ballaoates Road - Mr Mellon asked if anything could be done to reduce the speed of traffic
6. Apple trees on Ballafletcher Road - Mr Mellon advised that the trees had flourished so well, the supporting stakes were no longer sufficient and needed to be replaced by more robust ones.
7. Speed monitoring – Union Mills - Mr Scott advised that following the visit by PC Jones, officers had been observed monitoring speed of vehicles through the Village. He asked that PC Jones be thanked for organising the monitoring.

Date of Next Meeting

The date for the next meeting was set for:-

6 October 2022

There being no further business, the meeting ended at 5.15pm.

Signed

Date 6/10/2022