

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm Thursday 6 October 2022

In Attendance

Mr A C R Jessopp Chairman
 Mr A Morgan Vice Chairman
 Mr N Mellon
 Mr P Scott
 Mr J C Whiteway Clerk

22/441 Apologies for absence

Apologies for absence were received from Mr Quaye as he was off the island.

22/442 Declaration of Interest

There were no Declarations of Interest received.

22/443 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.

22/444 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 6 - Tenancy Agreement for signing to Private.

22/445 Minutes of previous Meeting

The Minutes of the Public Meeting held on 22 September 2022 were considered. Mr Mellon wished it be recorded that he had not supported the new name for the community centre and that the decision was made by majority vote.

Subject to the above amendment which the other members accepted, the Minutes were **unanimously approved** as a correct record of proceedings.

22/446 Matters Arising**i) Commissioners Office – future use: Minute 22/429**

It was **unanimously resolved** to note the Clerk's advice that a meeting had been held with a representative from Dean Wood Estate Agent to advertise the Commissioners' present office for rental when the staff had moved to The Roundhouse.

ii) Centre Manager- Minute 22/432

It was **unanimously resolved** that the post would be advertised both on and off the island as soon as practicable. The Chairman suggested a publication such as Facilities Management Journal may be appropriate.

iii) Hedge cutting- Minute 22/440(3)

It was **unanimously resolved** to note the Clerk's advice that the contractor had been asked to commence work over 4 weeks ago, but had been completing contracts for other Authorities before he could commence work in Braddan.

Consideration was given to an email from a resident of Ballaoates Road who was unhappy with the standards of the road clearance.

It was **unanimously resolved** to advise the resident that the points raised had been noted and that the staff would endeavour to undertake the work for as long as the available budget allowed.

22/447 Questions from Members of the Public

At 2.10pm the Chairman welcomed Helen Summerscales and James Davis from Isle of Man Advertising to the meeting.

A further presentation was made on the rebranding of both the Authority and the naming of the facility.

The Commissioners debated the new logo that would accompany the new name for the building, but further discussions were held on whether this logo should also represent the Authority, as this was moving away from the Knox theme which had historical significance for the parish.

It was agreed that the Authority should have its own separate identity, distinct from the building, and the previous designs based on line drawings, rather than full colour, of the existing brand logo would probably be more appropriate.

At 3.10pm the Chairman thanked them for their assistance and they left the meeting with plans to return to the next meeting with further revisions.

22/448 Matters for Consideration from Section 2

There were no Matters from Consideration from Section 2.

22/449 Chairman's announcement

There was no Chairman's announcement.

22/450 Environmental Issues

There were no Environmental Issues raised.

22/451 Mullen Doway – Update

There were no matters raised on the subject.

22/452 Strang Corner Field – Update

The following matters were noted:

- Roadway: A quote from the contractor for the construction of the roadway had been requested and was awaited.
- Broken pipe: A quote for the replacement of the pipe, which had been previously poorly installed by the Hospital to take waste from their laundry, marked as F1 to FMH10 on the design drawings, was awaited. Discussions with the hospital about recovering the costs had begun.
- Soakaway: A quote was awaited for the cost of diverting the overflow from the Palatine soakaway to a manhole on the Commissioners' land. The soakaway was not able to cope with any heavy downpours of rain which resulted in damage to the walking track. Discussions with the Hospital about recovering the costs had begun.
- No programme: A revised programme of works and a new completion date was awaited.
- Governor's visit: The visit had gone ahead on 5th October and His Excellency and Lady Lorimer were very impressed with the building and thought it would be a tremendous facility for both local and island residents. His Excellency felt that forward planning and proper management was key to its success.

22/453 Lewin – Bankruptcy

There were no matters for consideration.

Section 1

22/454 Invoices for approval

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

- McGarrigle Architects – External works & replacement of external decking & fencing – Close y Lhergy - £2433
- Douglas Borough Council – Eastern Civic Amenity Site – August 2022 - £10,285
- Cedar – Strang Corner Field – Interim Valuation no. 15 - £369, 975
- McGarrigle Architects – Proposed render repairs, replacement kitchens & heating – Millennium Close - £2587
- Douglas Borough Council – Kerbside Collection Charges - £11,737
- March Consultants Ltd – Strang Corner Field - £5100
- Crowe – Audit Fees – 2022 - £10,890

22/455 Community Warm Spaces Fund

Consideration was given to correspondence from the Cabinet Office in relating to a Community Warm Spaces fund.

It was **unanimously resolved** to note that funding was available to local authorities, should they who wish to provide a service, from the Manx Lottery Trust.

22/456 Special Rates District

Consideration was given to a report from the Clerk in relation to the possibility of creating a Special District for the purposes of collecting additional rates from businesses in the Parish to contribute toward the costs of Strang Corner.

The Clerk advised that he had received legal opinion from Mr Callin, who felt that it was technically possible as the precedent had been set in both Laxey and Rushen in the past, but a business case would need to be submitted to the Department of Infrastructure and an Order passed by Tynwald.

The Clerk stated that he had already spoken to the Department on the matter. He had been advised that timescales did not allow for a business case to be considered, and an Order passed through Tynwald (if the Department did support it) to allow for it to be implemented before 31st January 2023 which was the statutory date the rates for 2023/24 had to be set by local authorities.

It was **unanimously resolved** to note the matter for future reference and re-examine it if the budget for the new building was stretched.

22/457 Playgrounds – Strang Corner Field

Consideration was given to a report by the Clerk on the tender bids for the playground from Wickstead, Kompan and Proludic.

Whilst there was a preferred option, it was **unanimously resolved** for the Clerk to obtain some external feedback from the two primary schools in the Parish before the final decision was made.

22/458 August Financial Report

Consideration was given to a report from the Finance Officer which was **unanimously resolved** to note.

22/459 Investment of Funds

A report from the Finance Officer was put forward for consideration in relation to funds for Strang Corner that had been drawn down for payment but the work not yet completed and invoiced.

W

A proposal was made that the money should be invested in the Commissioners' Isle of Man Bank 35 day notice account which was offering 3.02% at the time of the report.

After discussion it was **unanimously resolved** to invest £1.5m in the 35 day notice account for a period of 3 months, but that the investment would automatically terminate after the period.

Planning

22/460 Planning Applications

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

PA22/01128/C - Conversion of existing industrial unit into a gymnasium and the installation of replacement curtain wall glazing to existing roller shutter door - Jack Frost, Spring Valley Industrial Estate, Isle of Man, IM2 2QU

PA22/01139/B - Installation of a borehole for water testing and subsequent siting of cylindrical head covering the borehole if water present - Field 525128, Colconeys Lane, Cooil, Braddan, Isle of Man IM4 2AG

PA22/01144/B - Provide additional car parking spaces within existing car park area, and the installation of a car stacking system - Car Park, Park House Nursery, Isle of Man Business Park, Isle of Man, IM2 2QZ

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

PA22/01167/B - Alterations, extensions to existing dwelling and conversion of outbuildings to form residential accommodation together with the erection of a garden room and domestic garage and associated landscaping including a natural swimming pool - Ballamona Estate, Oak Hill, Port Soderick, Isle of Man, IM4 1AT

22/461 Planning Approvals

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

PA22/00853/B - Alterations to convert existing roof space into additional bedrooms and en suite bathrooms together with replacement / enlargement of dormer windows to rear elevation - Longfield, Old Castletown Road, Port Soderick, Isle of Man, IM4 1BB

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

Private

22/462 Tenancy Agreement for signing

It was **unanimously resolved** to approve the following tenancy agreement for signing: Property 003 & Tenant 598

22/463 Section 2

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

1. Rent Arrears
2. Instalment Order

~~22/464~~ Any other Business


- 1. Kerbside: the Clerk advised that he had commenced initial discussions with Douglas regarding the contract for kerbside recycling as it was due to expire in March 2023.

22/465 Date of Next Meeting

The date for the next meeting was set for:-

20 October 2022

There being no further business, the meeting ended at 5.45pm.

Signed 

Date 20/10/22

