

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm Thursday 17th
November 2022

In Attendance

Mr A C R Jessopp Chairman
 Mr N Mellon
 Mr J Quaye
 Mr P Scott
 Mr J C Whiteway Clerk
 Mis M J Radcliffe Deputy Clerk

22/491 Defibrillator Union Mills

Prior to the opening of the formal meeting, the Commissioners had met Mr Paul Healey from Craigs Heart Strong Foundation. The meeting had been arranged outside Union Mills Post Office to unveil the phone box which the Authority had renovated and installed a defibrillator that had been donated by the Foundation.

Mr Healey was delighted to work with the Authority on this matter as it was the first public access defibrillator in Union Mills.

22/492 Apologies for absence

Apologies for absence were received from Mr Morgan who was off island.

22/493 Declaration of Interest

There were no Declarations of Interest received.

22/494 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.

22/495 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 7 - Tenancy Agreement for signing to Private.

22/496 Minutes of previous Meeting

The Minutes of the Public Meeting held on 3rd November 2022 were **unanimously approved** as a correct record of proceedings.

22/497 Matters Arising**i) Housing Performance Data - Minute 22/506**

Prior to the meeting the Clerk had circulated a copy of the "Guidelines for the completion and submission of Public Sector Housing Quarterly Standards of Performance" which explained the purpose for the data collection.

It was **unanimously resolved** to note that the Clerk had requested data from the past two years which showed comparative performance data between the Authorities.

22/498 Questions from Members of the Public

There were no questions from Members of the Public.

22/499 Matters for Consideration from Section 2

There were no Matters from Consideration from Section 2.

22/500 Chairman's announcement

There was no Chairman's announcement.

22/501 Environmental Issues

Mr Scott wished to raise the issue of apparent light pollution caused by the car park and office lights at the new Vehicle Test on Ballafletcher Road remaining on until late into the night.

It was **unanimously resolved** that the Clerk was to contact the Department for a comment on the matter.

22/502 Mullen Doway – Update

It was **unanimously resolved** to note that the Clerk had circulated, prior to the meeting, a spreadsheet detailing the outstanding matters being addressed by the contractor.

22/503 The Roundhouse – Update

The Chairman welcomed Mr David Kay to the meeting to discuss the access to the building via Ballaoates Road, and the pressures on the contractor that could lead to a further delay of the completion of the building.

In relation to the access, the Clerk informed the meeting that he had met with a representative from Manx Care who had suggested sharing the cost to building a new road as it would be beneficial to both parties.

Mr Kay advised that if the Commissioners wished to progress the scheme, a traffic survey needed to be completed prior to any planning application being submitted.

The Board agreed to discuss the matter later in the meeting.

The second matter related to the further delay to completing the contract due to material supply issues being experienced by the window suppliers.

The matter was noted and Mr Kay left the meeting.

A discussion took place about the road access and in the light of the offer made by Manx Care it was **unanimously resolved** to progress the scheme and authorise the traffic survey.

The Chairman then welcomed Mrs Summerscales and Mr Davies to the meeting. After much discussion the colourway for the designs and logos for the Authority and the Roundhouse building were agreed.

Mrs Summerscales and Mr Davies then left the meeting

22/504 Lewin – Bankruptcy

There were no matters for consideration.

Section 1

22/505 Invoices for approval

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

Callin Wild – opinion on dilapidated property £1080

22/506 Potential rent income from Commissioners' offices, Close Corran

A proposal from Dean Wood to market the present office for use after the move to the Roundhouse was considered by the Board.

It was noted that the fee payable would be an agreed percentage of the first years rent, and after discussion it was **unanimously resolved** to accept the proposal and enter into a contract with Dean Wood.

22/507 Financial Report September

Careful consideration was given to the report bearing in mind the approaching budget setting exercise.

It was accepted by all that the forthcoming year was going to be financially difficult for everyone and therefore every part of the budget was to be questioned.

The possibility of fortnightly waste collections was raised and the Deputy Clerk agreed to contact the contractor to determine the potential savings of moving to this pattern of work. The pressures on contractors of recent fuel price increases was raised as a concern as was the potential large increase in the kerbside recycling contract which was due to expire.

After further discussion it was **unanimously resolved** to note the document.

22/508 Cost of Living - Pay Award

It was **unanimously resolved** to note that, in accordance with the Commissioners policy and staff contracts, the pay award (analogous to the Public Service) which equated to 6% was to be granted to the staff.

22/509 Dilapidated Property - Croit Bane, Lhergy Cripperty

After a discussion, it was proposed by Mr Jessopp and seconded by Mr Quaye and **unanimously resolved** that Mr Marc Edward Furness ("Mr Furness"), Partner of Callin Wild LLC be appointed as Lawful Attorney for the Commissioners in respect of an application for a Grant of Letters of Administration in relation to the Estate of William Daniel Quaggan. It was **resolved further** that the Clerk, Mr John Colin Whiteway, shall be authorised to execute the Power of Attorney on behalf of the Commissioners to duly appoint Mr Furness.

22/485 Installation of play equipment and surface for The Roundhouse and Nursery

The Clerk put forward for consideration a report detailing the bids from three contractors for the installation of the play equipment at the Roundhouse and the play surface for the nursery.

After discussion it was **unanimously resolved** to accept the lowest quote which was from JD Landscapes.

22/486 Budgetary Pressures - 2023/2024

The Clerk tabled a draft document that had been produced on behalf of some of the larger authorities, setting out the pressures being placed on local authorities during the present economic climate, and warning that rates for the coming financial year are likely to increase quite dramatically.

The Clerk enquired if the Board wished to participate in the issuing of the joint statement.

After discussion it was **unanimously resolved** that the Board would be happy to associate the Authority with the joint statement.

Planning

22/487 Planning Applications

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

- PA21/01283/B - Erection of 10 Units for industrial, office and commercial uses former Central Abattoir, Tromode – AMENDED PLANS
- PA22/01373/A - Approval in principle for erection of dwelling to replace Ballashamrock Farmhouse with all matters reserved for subsequent approval - Ballashamrock Farmhouse, Port Soderick Glen, Port Soderick, IM4 1BE
- PA22/01011/B - Erection of replacement shed to the rear - 53 Clybane Rise, Farmhill, Braddan, IM2 2LZ - AMENDED PLANS

22/488 Planning Approvals

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

- PA22/01029/B - Replace existing conservatory with an extension to West elevation - 1 Mount Rule Cottages, West Baldwin Road, Mount Rule, Isle Of Man, IM4 4HS
- PA22/00984/C - 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) - Unit 5, Spring Valley Industrial Estate, Isle Of Man, IM2 2QR
- PA22/01192/B - Variation of Planning Condition 6 to change the landscape drawing ref 01 Rev I to Hart 32-100 – Jacksons, Eden Business Park, Isle Of Man, IM4 2AZ
- PA22/01072/B - Proposed ground and first floor rear extension - 151 Fairways Crescent Mount Murray Douglas Isle Of Man IM4 2JJ
- 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
- PA22/01128/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

Private

22/489 Tenancy Agreement for signing

It was **unanimously resolved** to approve the following tenancy agreements for signing:
Property 003 & Tenant 598
Property 084 & Tenant 480

22/490 Section 2

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

1. Rent Arrears
2. Policy Consultation on Insolvency Law Reform

22/491 Any other Business

1. Street Traders Licence

An application for a licence from Mrs K Whitehead who would be trading from the B&Q carpark was put forward by the Community Warden for consideration.

After noting the recommendation from the Community Warden and in the light of the fact that a traders licence had previously been issued for the site, it was **unanimously resolved** to approve the application.

22/492 Date of Next Meeting

The date for the next meeting was set for:-

1st December 2022

There being no further business, the meeting ended at 5.35pm.

Signed 

Date 1/12/22