

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on Thursday 19
January 2023

In Attendance

Mr A C R Jessopp Chairman
 Mr J Quaye
 Mr P Scott
 Mr J C Whiteway Clerk
 Miss M J Radcliffe Deputy Clerk

- 23/020 Apologies for absence**
 Apologies for absence were received from Mr Mellon and Mr Morgan.
- 23/021 Declaration of Interest**
 The Clerk, due to a family members involvement, declared an interest in any matters relating to the kerbside recycling collection contract and agreed to leave the room when the matter was discussed.
- 23/022 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.
- 23/023 Deferral of Matters on the Agenda to Private**
 It was **unanimously resolved** to defer Item 2 - Funding Strategy Statement (FSS) for the Isle of Man Local Government Superannuation Scheme and Item 5 - Tenancy Agreements for signing to Private.
- 23/024 Minutes of previous Meeting**
 The Minutes of the Public Meeting held on 5 January 2023 were **unanimously approved** as a correct record of proceedings.
- 23/025 Matters Arising**
- i) **Braddan Parish War Memorial - Minute 22/591**
 It was **unanimously resolved** to note that an estimate for the work required on the War Memorial had been obtained and was to be included into the estimates process.
- ii) **Test Centre lighting- Minute 22/**
 It was **unanimously resolved** to note that the Clerk had been in contact with the manager at the Test Centre who advised that the problem of lights being left on late into the night, created by technical issues, was now being addressed
- 23/026 Questions from Members of the Public**
 There were no questions from Members of the Public.
- 23/027 Matters for Consideration from Section 2**
 There were no Matters from Consideration from Section 2.
- 23/028 Chairman's announcement**
 There was no Chairman's announcement.
- 23/029 Environmental Issues**
 There were no Environmental Issues.
- 23/030 Mullen Doway – Update**
 It was **unanimously resolved** to note the updated spreadsheet relating to outstanding works on the building.

23/031 The Roundhouse – Update

It was **unanimously resolved** to note the following:

- Discussions were continuing with the Department about contributing toward the cost of an access via Ballaoates Road. The matter was still subject to planning approval.
- Discussions were also continuing about the payment toward the cost of the repair of the pipe leading from the Hospital laundry and the overflow from the Palatine GP practice soakaway. Mr Quaye suggested that wayleaves may be needed in the future for any of the Departments infrastructure that was or had been laid under the Commissioners land.
- A meeting had been held with Highways about the positioning of a crossing point on Braddan Road. The matter was now with the architect.
- A potential tenant for the yoga studio had been identified and discussions were ongoing.
- There was still no news on whether the pharmacy was to receive a licence although the Department had considered the matter.

23/032 Lewin – Bankruptcy

There were no matters for consideration.

Section 1**23/033 Invoices for approval**

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

Ridgway Gas Services Ltd – Installation of gas boiler – 27 Snugborough Avenue £2340

Equi-Ag – Hedge cutting - £7488

Hanley & Bell Ltd - Decoration of 8 Cronk Grianagh - £2700

DG Wood & Son Garden Maintenance – December invoice & Christmas trees - £4227

McGarrigle Architects – Proposed render repairs, replacement kitchens & heating – Millennium Close - £4311

Evolution Accounting Ltd – Internal Audit Services - £2760

Cedar – The Roundhouse – Interim Valuation no. 18 - £387,351

Douglas Borough Council – Supply of wheelie bins - £3699

Kinrade Bros Haulage Ltd – Litter/dog bin & external cleaning contract – December 2022 - £2448

23/034 Draft Highway Maintenance Service Level Agreement for comments

A discussion was held on the document, and it was felt that the standards that had been proposed for the services transferred to local authorities were unrealistic and unachievable due to the cost or availability of resources such as contractors.

It was **unanimously resolved** to note that the Clerk was preparing a suitable response.

23/035 Complaints Procedure – Updated for 2023

It was **unanimously resolved** to note the amendments to the document and that a copy was to be sent to the Tynwald Commissioner for Administration

23/036 Invitation - Malew Parish Commissioners - Annual Civic Service

It was **unanimously resolved** to note the invite although there were no Commissioners able to attend.

23/037 Estimates 2023/2024

Work continued on the preparation of the budget but it was **unanimously resolved** to defer the matter to a later meeting.

23/038 Holocaust Memorial Day Service 2023
It was **unanimously resolved** to note the invite.

23/039 5 Cronk Gennal - Electrical Remedial Works
Consideration was given to quotes for the work from suitably qualified contractors.

It was **unanimously resolved** to award the contract to Goughs who offered the lowest quote.

23/040 78 Snugborough Avenue - Quotation for decoration - Hanley & Bell
It was **unanimously resolved** to accept the quote from Hanley and Bell for the decoration of the property.

Planning

23/041 Planning Applications
It was **unanimously resolved** that the Board had no objection to the following planning applications:-

PA22/01443/B – Proposed extension to utility on rear elevation, replacement door to front elevation & alterations to existing garage & snug – 11 River Walk, Braddan, IM4 4TJ

PA22/01481/B – Installation of twin wall flue for multi fuel appliance – 1 Rosehill Mews, Farmhill, Braddan, IM2 2LZ

PA22/01500/B – Convert existing single storey stables adjacent to the main house into 6 self contained holiday apartments and extend the stables by adding a first floor to provide spacious accommodation and maximise the countryside views – Rose Hill Farm, Richmond Hill, Braddan, IM4 1JG

PA22/01505/B – Demolition of unsympathetic extensions & erection of extension to form kitchen, sitting, day room & decking – Millcroft, East Baldwin, Braddan, IM4 5ER

PA22/01507/B – Creation of Civic Amenity Site. Variation of Condition C25 on approved planning application 21/00731/B – Recycling & Storage Compound, Richmond Hill, Braddan, IM4 1JH

PA22/01521/B - Demolish existing conservatory, erection of kitchen extension and additional storey to rear garage with link to master bedroom - 1 The Falls, Tromode, Braddan, Isle of Man, IM4 4PZ

23/042 Planning Approvals
It was **unanimously resolved** that the Board would note the following planning approvals:-

PA22/01194/B - Removal of existing yard enclosure walls and erection of replacement oil tank enclosure. Rendering and painting of existing brickwork walls and existing cladding. Installation of replacement windows and doors and existing flat roof. Alterations to parking layout - Unit 36, Spring Valley Industrial Estate, Isle of Man, IM2 2QS

PA22/00993/C - Change of use of unit for use as assembly, showroom and distribution of furniture & leisure buildings - Unit 42 Spring Valley Industrial Estate, Isle of Man, IM2 2QS

PA22/01011/B - Erection of replacement shed to the rear - 53 Clybane Rise Douglas

Private

23/043 Tenancy Agreements for signing

It was **unanimously resolved** to approve the following tenancy agreements for signing:
Property 159 & Tenant 482
Property 135 & Tenant 483

23/044 Funding Strategy Statement (FSS) for the Isle of Man Local Government Super-annuation Scheme

It was **unanimously resolved** to note the document.

Section 2

23/045 It was unanimously resolved to note the following items from Section 2:-

- 1. Rent Arrears
- 2. Rates Reports

23/046 Any other Business


There no items raised.

23/047 Date of Next Meeting

The date for the next meeting was set for:-

30 January 2023

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

Signed 

Date 9/2/23

