

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on Thursday 9
February 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

23/053 Apologies for absence

Apologies for absence were received from Mr Mellon and Mr Morgan.

23/054 Declaration of Interest

The Clerk declared an interest in the matter relating to the kerbside recycling collection contract.

23/055 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.

23/056 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 3 - Local Government Superannuation Scheme, Item 5 - Approval for Lodger and Item 6 - Tenancy Agreements for signing - to Private.

23/057 Minutes of previous Meeting

The Minutes of the Public Meetings held on 19 and 30 January 2023 were **unanimously approved** as a correct record of proceedings.

23/058 Matters Arising

There were no matters arising.

23/059 Meeting with Dean Wood – re: rental of Commissioners' Offices

The Chairman welcomed Mr McWhinnie to the meeting to discuss issues related to the leasing out of the offices at Close Corran.

Discussions related to the potential lease value and the type of lease that would be entered into. A lengthy debate was had on the principle of a Full Repairing Lease and whether that would be acceptable to any prospective tenants.

The Clerk was to undertake further research on the matter.

23/060 Questions from Members of the Public

The Chairman welcomed Mrs Lias to the meeting who wished to discuss, the adoption of Camlork Close, the maintenance of street lights and the need for yellow lines on the entrance road to Jubilee Terrace.

After discussing the matters, the Clerk agreed he would undertake some research on each issue and report back to Mrs Lias.

Mrs Lias was thanked for attendance and left the meeting at 2.20pm.

23/061 Matters for Consideration from Section 2

There were no Matters from Consideration from Section 2.

23/062 Chairman's announcement

There was no Chairman's announcement.

23/063 Environmental Issues

There were no Environmental Issues.

23/064 Mullen Doway – Update

It was noted that a meeting had been held with the architect and contractor and an agreement had been reached on a way forward on all the issues raised.

The Clerk advised that there was an issue with the registration of the flats in that they had been advised that insufficient arrangements had been made for the drying of clothing.

The Clerk had been advised that tenants, who had space for a washing machine, should have either been provided with a combined washing and drying machine (which some other Housing Authorities had done) or a facility outside the flats to allow tenants to access a drying machine.

Noting that the purchase of the machines for each individual property could cost in excess of £10,000 it was **unanimously resolved** that the Clerk would determine from the architect why this problem had not been foreseen and planned for, and to seek a cost of providing a facility under the undercroft where there was sufficient space.

23/065 The Roundhouse – Update

It was **unanimously resolved** that work was progressing and a revised programme was expected the following week at a Site Meeting.

The Commissioners noted the work that had been completed on the rebranding exercise, including the colourways.

The opportunities to advertise the facility on advertising hoardings in Douglas were to be examined.

23/066 Lewin – Bankruptcy

There were no matters for consideration.

Section 1**23/067 Invoices for approval**

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

Joe Doyle Plumbing & Heating – Bathroom – 5 Cronk Gennal - £3390

Douglas Borough Council – Eastern C A Site – November 2022 - £8786

Manx Utilities – Public Lighting – Electricity Consumed – 01.10.22 – 01.01.23 - £10,029

Mullen Consulting Ltd – The Roundhouse – £11,046

Kay Associates – The Roundhouse – £5934

Mullen Consulting Ltd – The Roundhouse – £10,836

J Clawson Ltd – Supply of Kitchen – 5 Cronk Gennal - £2096

Kompan Ltd – Supply of Play Equipment – The Roundhouse - £138,857

Jones Services Ltd – Road Sweeping – E & W Baldwin - £5235

D G Wood & Son Garden Maintenance – January 2023 - £5223

Kinrade Bros. Haulage Ltd – Litter/Dog Bin & External Cleaning Contract – January 2023 - £2448

Cedar – The Roundhouse – Interim Valuation No 19 - £265,582

Kay Associates – The Roundhouse – £5934

23/068 Invitation - Marown Parish Commissioners - Annual Civic Service

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

The Clerk left the room.

23/069 Draft Recycling Contract

The draft contract was considered but a decision was deferred pending the clarification of various issues.

It was **unanimously resolved** that the Deputy Clerk would arrange a further meeting with the contractor.

Planning

23/070 Planning Applications

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

PA23/00042/B - Proposed replacement of existing outbuildings with guest accommodation/garage/home gym - Riversdale, Strang Road, Union Mills, Braddan, IM4 4NP

PA23/00079/B - Erection of first floor extension above existing garage - 31 Clybane Rise, Farmhill, Braddan, IM2 2LY

PA23/00095/B - Installation of two access gates - Vehicle Testing Centre, Ballafletcher Road, Cronkbourne, Isle Of Man, IM4 4QJ

PA23/00064/B - Demolish existing small barn and replace with a larger barn for private equestrian purposes. Land Adj To Seaview Oak Hill Port Soderick Isle Of Man

PA23/Erection of a childrens play park - Strang Corner Field Strang Braddan Isle Of Man

PA23/00149/B – Installation of a mezzanine floor & change of use to form industrial/storage to light industrial/storage – Unit 21, Middle Farm, Richmond Hill, Braddan, IM4 1JL

23/071 Planning Approvals

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

PA21/01283/B - Erection of 10 units for industrial, office and commercial use - Former Central Abattoir, Cronkbourne, Isle Of Man, IM4 4QE

PA22/01482/B - Install a mezzanine floor level for use as a gymnasium into an existing building that has been granted a Change of Use at Ground Floor for use as a gymnasium - Jack Frost Building, Spring Valley Industrial Estate, Isle Of Man, IM2 2QU

PA22/01481/B - Installation of twin wall flue for multifuel appliance - 1 Rosehill Mews, Farmhill, Isle Of Man, IM2 2LZ

23/072 Planning Refusals

PA22/01253/B - Demolition of conservatory and erection of replacement single storey extension to the rear - 97 Fairways Drive, Mount Murray, Braddan, Isle Of Man, IM4 2JF

Private**23/073 Tenancy Agreements for signing**

It was **unanimously resolved** to approve the following tenancy agreements for signing:
Property 169 & Tenant 614

23/074 Local Government Superannuation Amendment Scheme

It was **unanimously resolved** to note the draft legislation which made changes to the present legislation to allow Douglas Borough Council, as administrators of the scheme to recover their share of the costs for the review of the Scheme which was shortly to take place.

23/075 Approval for Lodger

It was **unanimously resolved** that the tenant would be allowed to take the lodger subject to various conditions set in an Acceptable Behaviour Contract the content of which had been agreed with the lodgers legal representative.

23/076 Section 2

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

1. Rent Arrears
2. Rates Reports

23/077 Any other Business

1. Bring Bank Union Mills. Mr Quaye stated that the area around the Bring Bank was strewn with rubbish and waste and asked that it be tidied up. The Clerk confirm that the land and Bring Banks were owned by the Department of Infrastructure who were responsible for its tidiness. The Clerk was to advise the Dol accordingly.
2. Joint authority working. The Chairman asked that a meeting been arranged with Garff Commissioners to discuss opportunities to work closer together on perhaps contracts or shared resources.

23/078 Date of Next Meeting

The date for the next meeting was set for:-

23rd February 2023

There being no further business, the meeting ended at 16.40pm.

Signed 

Date ... 23/2/23