

**MINUTES OF BRADDAN PARISH COMMISSIONERS**  
**Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on Thursday 23**  
**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

**23/079 Apologies for absence**

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

**23/080 Declaration of Interest**

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

**23/081 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.

**23/082 Deferral of Matters on the Agenda to Private**

There were no matters deferred to Private.

**23/083 Minutes of previous Meeting**

The Minutes of the Public Meeting held on 9 February 2023 was **unanimously approved** as a correct record of proceedings.

**23/084 Matters Arising**

**i) Meeting with Dean Wood – re: rental of Commissioners' Offices – Minute: 23/059**

The Clerk passed on the information he had received from a Chartered Surveyor about the type of lease he would use when renting out the offices.

They also noted that the estate agent had reviewed his initial valuation of the building and advised that he now felt the annual lease charge would be in the region of £30,000.

It was **unanimously resolved** that the estate agent would progress the matter and offer the building for £30,000 pa with a full repairing and insuring lease.

**ii) Questions from Members of the Public – Camlork Close - Minute: 23/060**

The Clerk advised that he had determined that the drainage in the Close had been adopted by the MUA and the street lighting by the Commissioners. However, because the entrance to Camlork Close was via Jubilee Terrace, which was an unadopted road, it could not itself be adopted.

He also advised that the road gulleys had been emptied earlier in the year and were clear and flowing, and the Warden had confirmed that the visibility splay when exiting Jubilee Terrace was within acceptable standards set by the highways guidelines.

It was **unanimously resolved** that the Warden would inspect the lights in the Close and monitor the parking in the area.

The Clerk then left the room.

**iii) Draft Recycling Contract – Minute: 23/069**

The Commissioners considered the contract which had been amended following a meeting with the contractor, the Chairman and Deputy Clerk

It was **unanimously resolved** to pass the contract to the contractor for signature.

The Clerk returned to the room.

**23/085 Questions from Members of the Public**

There were no questions from Members of the Public.

**23/086 Matters for Consideration from Section 2**

There were no Matters for Consideration from Section 2.

**23/087 Chairman's announcement**

The Chairman advised that prior to the Board meeting, he, Mr Quaye, Mr Scott and the Community Warden had met with Mr Boardman from Tromode Woods to discuss his concerns over a Remedial Notice issued against his neighbour under the Trees and High Hedges Act 2005.

It was noted that the situation was to be monitored by the Warden over the next few months.

**23/088 Environmental Issues**

There were no Environmental Issues.

**23/089 Mullen Doway – Update**

It was **unanimously resolved** to note:

- The Clerk was now awaiting a draft design for the construction of a cloth drying facility available to all tenants, which was likely to be built in the undercroft.
- It had been brought to the Board's attention that the incorrect electrical switches for the hot water heaters had been installed and these needed to be replaced with a 20amp double pole switch. The Board noted that it was incorrectly specified by the M&E consultant and the cost for correcting the error was to be recovered from them.

**23/090 The Roundhouse – Update**

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

- A site meeting had been held the previous day and the contractor was still working to the completion date of 25<sup>th</sup> August.
- Work was continuing at a pace and the architect had asked the Commissioners whether the construction of temporary boarding to cover the void under the sports hall seating was value for money. He suspected that the temporary construction could be in the region of £10,000. He agreed to obtain a priced for the work which could be considered against the cost of the purchase of the pull out seating.
- A meeting with Fabrite was scheduled for the next day and it was to be emphasised that their work was key to the making the building watertight to allow other vital works to be completed if the target completion date was to be met. The architect had stated that the timely response from the consultants to requests from the contractor were vital to the contract.
- An expression of interest for the leasing of the gym had been received and two other prospective tenants were still considering whether they submit a bid.
- The underfloor heating had now been installed in the nursery.
  - A meeting had been held with Red5, Manx Telecom, SCS and Marsh Ltd to co-ordinate the installation of telecommunication and IT cabling. Further meetings were to be held with tenants of the following two weeks.
  - A meeting with the QS was to be arranged for Thursday 9<sup>th</sup> March to review the budget in the light of recent increases in costs and amendments to the contract.

**23/091 Lewin – Bankruptcy**

There were no matters for consideration.

**Section 1****23/092 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 – New light fittings & traffic management - £4286

Douglas Borough Council – Eastern Civic Amenity Site – December 2022 - £8014

Department of Infrastructure – Tipping Charge – Domestic & Commercial – Energy from Waste Plant – January 2023 - £20,146

Manx Utilities – New light fittings & traffic management - £2341

Douglas Borough Council – Recharge re: new Eastern Civic Amenity Costs - £200,649

**23/093 The Roundhouse – Launch Event**

It was **unanimously resolved** to note that the Commissioners had discussed how to make the opening of the building memorable, with various options being put forward for investigation by the Clerk.

**23/094 Braddan Commissioners' New Branding**

It was **unanimously resolved** to accept the colour and designs of the new branding.

**23/095 Quotation for new boiler & radiators – 4 Close y Locker**

The quote for the installation of a new gas boiler and radiators for the property but it was **unanimously resolved** to seek a price for an air source heat pump as a alternative to consider.

**23/096 MAC GROUP Acquisition of the insurance broking business of Aon (Isle of Man) Limited**

It was **unanimously resolved** to note that the Commissioners insurance brokers Aon (IOM) Ltd had been acquired by the MAC Group, but this did not affect the authorities insurance cover.

**23/097 Town & Village Regeneration Scheme 2019 – Playground**

It was **unanimously resolved** to note that, following an application to the Department of Enterprise, the authority had been awarded a grant of £25,000 to assist in the installation of the new playground at The Roundhouse.

**23/098 Review of Standing Orders**

It was **unanimously resolved** that a review of Standing Orders would take place.

**Planning****23/099 Planning Applications**

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

PA23/00115/B - Demolition of existing conservatory, erection of single storey extension to rear of property and replacing existing bay window with bi-fold door system on rear elevation - 22 Ballamillaghyn Estate, Mount Rule, Isle Of Man, IM4 4HX

PA23/00155/B - Installation of cladding to replace existing shingle on garage roof - North Lodge, Cronkbourne, Isle Of Man, IM4 4QH

PA23/00139/C - Fenced field to be used for private dog walking - Field 524259, Flambards, West Baldwin Road, Mount Rule, Isle Of Man, IM4 4HS

PA23/00190/B - Variation of Condition 5 to PA 16/00912/B to increase the number of camping pitches from 60 to 120 - Ballafletcher Sports Centre, Strang, Isle Of Man, IM4 4RS

It was **unanimously resolved** to continue their objection to the following application and agreed that their Town and Country Planning Consultants Pegasus Group would be asked to consider the amendments and provide the formal response.

PA22/00675/B - Full approval for a residential development comprising up to 320 dwellings, a nursery and a neighbourhood centre with associated highway and pedestrian/cycle access and infrastructure, drainage, landscaping and public open space together with approval in principle for a 2-form entry primary school and associated access/infrastructure - Fields And Part Fields 524202, 524978, 524930, 524765, 524224, 524225 & 524226 Land East Of Braddan Road, Braddan, Isle Of Man, IM2 2RA – AMENDED PLANS

**23/100 Planning Approvals**

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

PA22/00571/B - Two-story garage extension, to the rear of the property for 2 vehicles and a games room/gym on the lower level - Hampton Manor, Quines Hill, Port Soderick, Isle Of Man, IM4 1BA

**23/101 Section 2**

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

1. Rent Arrears
2. Management of Roadside Boundary Hedges, Sod Banks and Verges
3. Waste Stats
4. Douglas Head Area of Special Scientific Interest

**23/102 Any other Business**

There was no other Business to discuss.

**23/103 Date of Next Meeting**

The date for the next meeting was set for:-

9 March 2023

There being no further business, the meeting ended at 4.20pm.

Signed .....

Date 15/3/23 .....