

MINUTES OF BRADDAN PARISH COMMISSIONERS

Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on Thursday 9 March 2023

In Attendance

Mr A C R Jessopp Chairman (virtual)

Mr N Mellon (virtual)

Mr J Quaye

Mr P Scott

Mr J C Whiteway Clerk

Miss M J Radcliffe Deputy Clerk

23/104 Apologies for absence

Apologies for absence were received from Mr Morgan.

23/105 Declaration of Interest

There were no declarations of interest.

23/106 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.

23/107 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 7 - Tenancy Agreement for signing – Property 170 & Tenant 523 to Private.

23/108 Minutes of previous Meeting

The Minutes of the Public Meeting held on 23 February 2023 was **unanimously approved** as a correct record of proceedings.

23/109 Matters Arising**i) Meeting with Dean Wood – re: rental of Commissioners' Offices – Minute: 23/084 (i)**

It was **unanimously resolved** to note that the Commissioners insurance broker had advised that it would be preferable for the Commissioners to insure the premises and the cost passed on to the tenant.

ii) Draft Recycling Contract – Minute: 23/084 (iii)

It was **unanimously resolved** to note that the signed contract was yet to be returned by the new contractor.

23/110 Questions from Members of the Public

There were no questions from Members of the Public.

23/111 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

23/112 Chairman's announcement

The Chairman had no matters to raise.

23/113 Environmental Issues

1. Concern was again expressed about the exterior lighting at the new Vehicle Testing Centre on Ballafletcher Road was still lit up late into the evening when the facility was closed. The Clerk agreed to contact the Manager again to get an update on the changes they hoped to have made a number of weeks ago.
2. In the light of the declared major increase in electricity prices, it was agreed that the burn regime for the streetlights in the Parish would be examined with a thought to turning them off earlier than at present.

23/114 Mullen Doway – Update

It was **unanimously resolved** to note :

- 1) The construction of a store or the purchase of a prefabricated unit where a clothes drying machine could be installed for use by the tenants was being investigated.
- 2) The sealing of the roof of the undercroft to stop lime laden water dripping onto the cars was still being investigated. The insurance broker had asked for all claims for any damage caused by the dripping liquid be referred to them. Prior to any remedial works the car space that suffered from the problem was to be sectioned off.
- 3) Electricians had been instructed to replace the electric switches to the hot water cylinders in all the properties as a matter of urgency.

23/115 The Roundhouse – Update

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

- 1) Planning approval had been received for the play area.
- 2) A meeting with the architect and contractor was scheduled for the following week to discuss the sports hall markings and purchase of equipment.
- 3) Meetings with all the tenants had been arranged to finalise their M&E needs, IT requirements and colours for walls and flooring
- 4) A bid for the Gym was considered and accepted from Mr Stott.
- 5) A fee proposal was considered from Bryan Hall Associates to produce a design for the pedestrian crossing required on Braddan Road and the associated traffic survey. The total cost was £5,000 which was agreed.
- 6) A proposal for the filling of the void under the seating in the sports hall was considered. There were three choices:
 - I. Insert boarding which would allow no access to the area under the seats £9000
 - II. Insert boarding but with door access to the area for storage £19000
 - III. Install the pull out seating as in the original design £62000

It was noted that the cost of fitting the seats at a later date could increase by £20k - £30k with the hall closed potentially for 2 weeks. The Clerk suggested that the pull out seating turned the sports hall into a multiuse auditorium which widen the opportunities for the use of the facility for concerts, stage shows, dance and other performing arts events.

After discussion it was **unanimously resolved** to proceed with the installation of the seats.

23/116 Lewin – Bankruptcy

There were no matters for consideration.

Section 1**23/117 Invoices for approval**

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

Hanley & Bell Ltd – Decoration 78 Snugborough Avenue - £2700

Pro-Fab Welding Services Ltd – Fabricate, remove old & fit new railings – balconies at Snugborough Flats - £10,200

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

Manx Business Solutions – Laserfiche Maintenance Renewal – 07/07/2023 – 06/04/2024 - £2832

Cedar – The Roundhouse Valuation No.20 - £482,179.13

Kay Associates Ltd – Provision of Architectural Services – The Roundhouse – February 2023 - £5934

DG Wood & Son – February Contract + extras - £4221

March Consultants Ltd – M&E Services - The Roundhouse - £3600

23/118 Highways Maintenance – SLA Draft Version

It was **unanimously resolved** to note the 2nd Draft of the document produced by the Dol and agreed that the Clerk would send a response.

23/119 Petition for Purchase of Equipment – The Roundhouse

Consideration was given to a report from the Clerk relating to the need submit a Petition to the Department to seek approval for a loan to purchase items for the Roundhouse. The loan was to be for a period of 15 years as, in the majority, the equipment or services being purchase would not last as long as the period of the 30 year loan on the construction of the building.

Items included desks and chairs for the conference room, IT network, benches, streetlighting and signage.

It was **unanimously resolved** to defer consideration of the matter until a special budget meeting on the Roundhouse that was scheduled for Thursday 16th March 2023.

23/120 Attendance at Meetings

A report from the Clerk advising the Commissioners of their obligations under the Local Elections Act 2006 was considered. It was noted that Section 12 of the Act stated that if a member of a local authority fails to attend any meeting of the Authority throughout a period of 3 consecutive months without a reason approved by the authority, cease to be a member.

It was **unanimously resolved** that the Clerk would continue to monitor the situation and advise if any of the Commissioners were reaching the 3 month threshold

23/121 The Annual Isle of Man Municipal Association AGM & Dinner

It was **unanimously resolved** to note the invite and the Commissioners were to confirm who would be attending the occasion.

23/122 Utilisation Request – Eastern Civic Amenity Site

It was **unanimously resolved** that the Utilisation Request for £160,814 could be signed by the Chairman

Planning**23/123 Planning Applications**

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

PA23/00075/B – Erection of side extension to provide ground floor additional living space (as an annex) with first floor storage – 25 Clybane Rise, Farmhill, Braddan, IM2 2LY

PA23/00121/D – Replacement of existing non-illuminate signage with new LED illuminated signage at site entrance – Greenhill Data Centre, IOM Business Park, Braddan, IM2 2QZ

23/124 Planning Approvals

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

PA23/00073/B - Erection of a childrens play park - Strang Corner Field, Strang, Braddan, Isle Of Man

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

PA23/00048/C - Change of use application for additional use of residential property as tourist accommodation - Rose Hill Farm Richmond Hill Douglas Isle Of Man IM4 1JG

23/125 Planning Refusals

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

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, Isle Of Man IM4 1JG

Private

23/126 Tenancy Agreements for signing

It was **unanimously resolved** to approve the following tenancy agreement for signing:-
Property 170 & Tenant 523

23/127 Section 2

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

1. Rent Arrears
2. Rate Reports
3. Rates 1st Supplemental List

23/128 Any other Business

1. **The Downs** – the issue of parking abandoned cars, was to be raised with the Community Warden.
2. **The Roundhouse – Hire** – the Chairman suggested that consideration be given to as many different types of entertainment, like cooking displays or presentations and the Clerk advised that this was one of the tasks of the new Centre Manager.
3. **Recyclecollect** - The Deputy Clerk had arranged for all the Commissioners to meet the new contractor prior to the contract commencement

23/129 Date of Next Meeting

The date for the next meeting was set for:-

23 March 2023

A special budget meeting for the Roundhouse was to be arranged for 16th March 2023.

There being no further business, the meeting ended at 4.00pm.

Signed


Date 23/3/23.....