

## MINUTES OF BRADDAN PARISH COMMISSIONERS

Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on Thursday 6 April  
2023

### In Attendance

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

- 23/158 Apologies for absence**  
There were no apologies for absence.
- 23/159 Declaration of Interest**  
There were no declarations of interest.
- 23/160 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.
- 23/161 Deferral of Matters on the Agenda to Private**  
It was **unanimously resolved** to defer Item 6 - Tenancy Agreement for signing to Private.
- 23/162 Minutes of previous Meeting**  
The Minutes of the Public Meeting held on 23 March 2023 were **unanimously approved** as a correct record of proceedings.
- 23/163 Matters Arising**
- i) Cooil Road Pedestrian Crossing – Minute: 23/148**  
It was noted that the crossing planned for Cooil Road adjacent to Eden Park was to be funded and installed by the Department of Infrastructure.
- Concern was expressed that the Department was funding the scheme which benefited the commercial sector and yet had declined to do the same for the crossing place on Braddan Road, which is for the benefit of a local authority.
- Whilst the £5000 fees for designing the scheme and undertaking a traffic assessment had already been incurred it was **unanimously resolved** to contact the Department and seek the funding of the cost of installation.
- ii) Lighting at the Vehicle Testing Centre, Ballafletcher Road- Minute :23/136**  
It was **unanimously resolved** to note that it had been observed that the lighting at the Centre was no longer on late into the night.
- 23/164 Questions from Members of the Public**  
The Chairman welcomed Mrs Poole-Wilson MHK to the meeting.  
A discussion was had, amongst other matters, on Governments approach to renewable energy, in particular windfarms.
- Mrs Poole-Wilson noted the issue of the pedestrian crossing and asked the Clerk to forward here details so she could raise them with the Department of Infrastructure.  
She was thanked for her attendance and left the meeting.

**23/165 Matters for Consideration from Section 2**

**1) Rates collection:** Whilst not called forward for debate it was felt appropriate to record, in the light of recent press articles, that Braddan is one of only three local authorities on the island who collect their own rates. This means they are responsible for chasing debtors, with the result that the rate arrears for 2022-23 were the lowest across the island – standing at just £694.04.

Set against the fact that the amount of rates levied is in excess of more than £1.2m, it was a significant achievement by the Authority.

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

**23/166 Chairman's announcement**

The Chairman had no matters to raise.

**23/167 Environmental Issues**

There were no matters for consideration.

**23/168 Mullen Doway – Update**

It was **unanimously resolved** to note :

- Investigations were ongoing in relation to the construction of a drying facility for the flats. The Clerk advised that the understanding was now that there could not be a communal area for all four blocks of flats, and that the legislation stated that each block had to have a separate facility inside the block. The Commissioners asked for details of the legislation before any decision was made.
- All the switches to the boilers had been replaced with the correct item.
- Investigations were ongoing in relation to leaking windows.
- A representative from a UK company was due on the island to discuss a solution to the leaking undercroft.
- The problem of water getting into the air circulation unit had been investigated and after suspecting that the external vents were faulty, two were replaced as a test, and the matter had been resolved. The manufacturer was to replace them all.

**23/169 The Roundhouse – Update**

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

- A planning application to allow the creation of an access road from the Ballaoates Road had been submitted
- Orders had been placed by the contractor for the marking for the sports hall and purchase of the sports equipment
- Discussions were held on how to mark the opening of the facility.
- The commencement of employment of the Centre Manager had fallen through and the position needed to be re-advertised. It was agreed that in addition to advertising on-island, the advert should also be placed on the Locate.im portal.
- A change had been made to the dental clinic adding a toilet.
- The tenant for the gym had asked for a small office to be built inside the gym. After negotiations it was agreed that the rent would be increased by £1000 pa to help fund the change.

**23/170 Lewin – Bankruptcy**

There were no matters for consideration.

**Section 1****23/171 Invoices for approval**

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

- IDPH – Mullen Doway – Annual Maintenance - £5880

- Gough Electrical – Rewire of 5 Cronk Gennal
- Kinrade Bros. Haulage Ltd – Litter/dog bin & external cleaning March 2023 & litter pick of EfW Plant & Old Castletown Roads - £2592
- Douglas Borough Council – Kerbside Recycling – Quarter 3 - £11,737
- Kinrade Bros. Haulage Ltd - Refuse Collection Jan – Feb 2023 – £36,036
- Douglas Borough Council – Eastern CA Site – January 2023 - £8343
- Red 5 – Cloud Services – April – June 2023 - £3298
- DG Wood & Son Garden Maintenance – March Contract + extras - £5811
- Curtins Consulting Ltd – The Roundhouse - £2940
- J Clawson Ltd – Kitchen removal & installation – 5 Cronk Gennal - £3456
- Recycle Collect Ltd – April 2023 – Kerbside Recycling Collection - £4325

23/172

#### **Governor's Visit – June 2023**

It was **unanimously resolved** to note that the Lieutenant Governor would be visiting the Parish on Monday 19<sup>th</sup> June and the Clerk was to consider places for him to visit in-line with the criteria set by his office.

23/173

#### **Electoral Commission Consultation**

23/174

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

#### **Insurance Renewal – 2023**

Consideration was given to the insurance renewal premiums for 2023/24. It was noted that the increases on Zurich's Combined Liability covers, were largely driven by the increase in turnover and wage-roll, and an increase on Tower's Property policy, was driven by indexation of the Declared Values.

23/175

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

#### **Signing of Recycling Contract – Recycle Collect Limited**

23/176

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

#### **Street lighting Burn Hours & LED Fittings**

Consideration was given to a detailed report from the Manx Utilities Authority about the burn regime for the streetlights and the annual cost of operating them both prior to April 2023 and after when the costs increase in April and July 2023.

The report showed that the Authority currently has 594 streetlight fittings installed, of which 343 are SON & Mercury lamps, the remaining 251 are LED fittings which represented approximately 42% of your lighting stock.

It was stated that if existing lights were retained, after the planned July increase, the annual cost of lighting would increase by £19,2000.

It was also noted that amending the burn regime for lights, that were suitable to be changed, would only save approximately £1000 per annum

To convert all SON fittings in Braddan to LED, would cost approximately £178,000, but the total savings per year on energy would be £25,100. The total payback period for all fittings combined would be approximately 7 years and 2 months.

Despite it not being included in the present years budget it was **unanimously resolved** to prepare a capital scheme and seek approval via a Petition to the Department of Infrastructure for a loan to undertake the change the 343 lights to LED.

23/177

**Planning****Planning Applications**

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

PA23/00332/B - Two double story extensions to front and rear and extension to ground floor utility room - Fuchsia House, Old Castletown Road, Port Soderick, Isle of Man, IM4 1BB – AMENDED PLANS

PA23/00350/B - Creation of new vehicular access and amendment of parking layout - Strang Corner Field, Strang, Braddan, Isle of Man

PA22/00416/B - Combined approval in principle and full approval for phased development for industrial and business park uses including Class 2.1, 2.2, 2.3 and 2.4 together with access and associated infrastructure. Full approval for the access, estate road, strategic drainage infrastructure, structural landscaping and biodiversity enhancement areas and with Phase 1 of the employment units (Zone A). All matters apart from access reserved for the development within Zones B, C and D - Land to the south of the Coil Road, Braddan, Isle of Man – AMENDED PLANS

PA23/00386/C - Temporary change of use of site for a family festival with associated day parking, camping and motorhomes for 30th June to 2nd July 2023 and 28th to 30th June 2024 and 27th to 29th June 2025. Fields 525114, 525121 and 524105, Rosehill Farm, Richmond Hill IM4 1JG - Rose Hill Farm, Richmond Hill, Braddan, Isle of Man, IM4 1JG. *Whilst not objecting to the application it was agreed to suggest that any planning approval granted should only be for one year, and if the event was operated successfully they should then apply for a longer period.*

23/178

**Planning Approvals**

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

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

PA23/00190/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

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

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

23/179

**Planning Appeals**

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

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 Douglas Isle Of Man IM4 1JG

**23/180 Private****Tenancy Agreements for signing**

It was **unanimously resolved** to approve the following tenancy agreement for signing:-  
Property 094 & Tenant 439

**23/181 Section 2**

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

1. Rent Arrears

**23/182****Any other Business**

1. **Signs – Snugborough Trading Estate** – Mr Quaye commented that there now a proliferation of business advertising signs. The Community Warden was to be asked to investigate.
2. **Union Mills Bring Bank**- the site continues to be strewn with general waste not just recycling. The Clerk was to contact DoI the owner of the land.
3. **Heritage Trail & Union Mills Station** – Mr Quaye commented that the surface was again subject to large pools of water. The Clerk advised that there was a scheme being progressed to lay scalplings donated by DoI.
4. **Revised Planning Application – Hartford Homes PA22/00675.**  
The Chairman had asked that a document entitled "Statement in response to Third Party Consultations January 2023" be circulated prior to the meeting. There were a number of comments made by the developer that implied that the Planning Consultant had submitted perhaps ill-informed statements from the Commissioners about "preferable sites" and "sequential release of land" which were not Pegasus's professional conclusion.

The Chairman stated that it was important to rebut these accusation and asked the Clerk to bring the matter to the attention of Pegasus who could respond to them when submitting a response to the revised application.

**23/183****Date of Next Meeting**

The date for the next meeting was set for:-

20 April 2023

There being no further business, the meeting ended at 5.45pm.

Signed .....

Date 20/4/23 .....