

MINUTES OF BRADDAN PARISH COMMISSIONERS

Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on Thursday 20 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

- 23/184 Apologies for absence**
 There were no apologies for absence.
- 23/185 Declaration of Interest**
 There were no declarations of interest.
- 23/186 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.
- 23/187 Deferral of Matters on the Agenda to Private**
 It was **unanimously resolved** to defer Item 2 - Tenancy Agreement for signing to Private.
- 23/188 Minutes of previous Meeting**
 The Minutes of the Public Meeting held on 6 April 2023 were **unanimously approved** as a correct record of proceedings.
- 23/189 Matters Arising**
- i) Cooil Road Pedestrian Crossing – Minute: 23/163 (i)**
 It was **unanimously resolved** to note that a reply from the Department to the question, why were they funding the Cooil Road crossing, but not the Braddan Road crossing, was awaited.
 - ii) Governor's Visit – June 2023 – Minute: 23/172**
 It was **unanimously resolved** to note that places to visit and persons to meet were still being considered
 - iii) Revised Planning Application – Hartford Homes PA22/00675 – Minute: 23/182**
 It was **unanimously resolved** to note that the updated objection prepared by Pegasus on behalf of the Commissioners had been submitted.
 - iv) Coronation Community Garden – Minute: 23/154**
 It was **unanimously resolved** to note that the management of the garden was still being considered by various parties.
- 23/190 Questions from Members of the Public**
 There were no general matters raised.
- 23/191 Matters for Consideration from Section 2**
 There were no Matters for Consideration from Section 2.
- 23/192 Chairman's announcement**
 The Chairman had no matters to raise.
- 23/193 Environmental Issues**
 There were no matters for consideration.

23/194 Mullen Doway – Update

It was **unanimously resolved** to note :

- The flats regulations in relation to drying facilities were considered. In the light of the fact that an external drying facility was not acceptable, and there was no space for such a communal facility in each of the separate blocks of flats, it was **unanimously resolved** that the Clerk was to ensure that each property was adequately provided for with suitable drying facilities to ensure that the regulations were met.

23/195 The Roundhouse – Update

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

- Gym – the tenant had accepted the additional cost. A discussion was to be had on how the tenant could use the emergency access door outside the normal building operating hours.
- Village green- remedial work was to be undertaken to ensure that the area would not be subject to flooding
- Contract extension mitigation- due to the extended delay in the project completion date, discussions had commenced with the contractor in an attempt to allow tenants to have early access to their Units so that could open up for business immediately the property was handed over.
- Minor works- the contractor was able to assist tenants with minor works close to handover day.
- Solar panels- investigations were to take place into connecting the solar panels early which would assist in the electricity demand to heat up the sports hall in preparation for the sports hall to be laid and the nursery to be dried out.
- Bryan Lewis –Supported Employment Adult Learning Disability Services. A meeting had taken place with Mr Lewis with the possibility that the Commissioners would employ some of his clients to undertake certain tasks in the building when it opened.
- Cost of concrete base for climbing frame: there was an ongoing discussion on who was responsible for the installation of the concrete base that was required for the climbing frame and who would be liable if a fault appeared
- Centre Manager- due to unforeseen circumstances the post had to be re-advertised, and the matter was in hand.

23/196 Lewin – Bankruptcy

There were no matters for consideration.

Section 1**23/197 Invoices for approval**

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

- MAC Group – Broking Fee 2023/24 - £3750.00
- MAC Group – Commercial Combined – Zurich Municipal - £7756
- MAC Group – Commercial Combine – Tower Insurance - £23,196

23/198 District and Special Funds – LGA 1985 – Section 42

Consideration was given to a report from the Clerk, and advice from the Department of Infrastructure, in relation to the creation of a special district for rates.

The Chairman felt that as the Authority had powers under the Local Government Act 1963 to provide entertainment facilities, it would be acceptable to levy a specific charge against businesses in Braddan to defray any additional costs incurred by the construction of the new development, a leisure facility, over the original budget that was set.

It was **unanimously resolved** that the Clerk would contact the Department of Infrastructure to discuss this matter.

23/199 Replacement boiler/Air Source Heat Pump – 4 Close y Locker

A quote for the installation of an air source heat pump in comparison to a gas boiler was considered.

It was **unanimously resolved** to seek a further quote from another contractor.

Planning

23/200 Planning Applications

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

PA23/00380/B - Erection of security fence - Media House, Ballafletcher Road, Cronkbourne, Isle of Man, IM4 4RA

PA23/00417/B - Replacing roof tiles throughout (including installation of solar panels) - South Fork, 2 The Church View, Braddan, Isle of Man, IM4 4TF

PA23/00428/B - Install six exterior lights to illuminate the building with the ability to change the colours of the lights for specific events; in general, the lighting will be green in colour Greenhill Data Centre Isle of Man Business Park Douglas Isle of Man, IM2 2QZ

23/201 Planning Approvals

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

PA22/01036/B - Alterations including removal of chimney stacks, replace existing roofing with artificial slate, and installation of replacement fascias, water goods, windows and doors 1-10 Coronation Terrace Strang, Braddan

PA22/01038/B - Alterations including removal of chimney stacks, replace existing roofing with artificial slate, and installation of replacement fascias, water goods, windows and doors, 1 - 8 Jubilee Terrace, Strang

23/202 Planning Correspondence

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

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

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 IM4 1BB

Private

23/203 Tenancy Agreements for signing

It was **unanimously resolved** to approve the following tenancy agreement for signing:- Property 065 & Tenant 617.

23/204 Section 2

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

1. Rent Arrears

23/205 Any other Business

1) Eastern Civic Amenity Site committee

The Clerk reported on the meeting held on 19th April 2023. It was noted:

- The facility was to open on 29th June 2023
- Speed on the road from Kewaigue Hill to the industrial estate was a cause of concern.
- The contractor specification was agreed
- The term of the contract was 5 years with an option to renew for a further two years
- The site rules needed to be considered and agreed

2) Inflammatory letter

An email from a local resident making spurious, unwarranted, defamatory, unfounded and serious allegations against the Chairman, Mr Mellon and the Clerk had been passed to the Authorities advocate to deal with by way of a formal letter.

3) Recycling contractor


The Lieutenant Governor had met the Commissioners new contractor, Recyclecollect at their offices the previous week.

23/206 Date of Next Meeting

The date for the next meeting was set for:-

- 11 May 2023 – AGM
- 18 May 2023

There being no further business, the meeting ended at 4pm.

Signed 

Date 18/5/23