

MINUTES OF BRADDAN PARISH COMMISSIONERS

Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on Thursday 27 July 2023

In Attendance

Mr A C R Jessopp	Chairman
Mr P Scott	Vice Chairman
Mr N Mellon	
Mr J C Whiteway	Clerk
Miss M J Radcliffe	Deputy Clerk
Ms C McAllister	Centre Manager (Part of meeting)

23/326 Apologies for absence

Apologies for absence were received from Mr Andy Morgan and Mr John Quaye.

23/327 Declaration of Interest

There were no declarations of interest.

23/328 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.

23/329 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 4 – Tenancy Agreement for signing - Property 015 & Tenant 620 to Private.

23/330 Minutes of previous Meeting

After discussion it was proposed by Mr Mellon and **unanimously resolved** that the Minutes be amended to a reflect a discussion that was held where it was agreed that the regular Agenda Item relating to Lewin be removed and a satisfactory solution to the matter be found before the move to The Roundhouse.

Subject to the agreed change, the Minutes of the Public Meeting held on 13 July 2023 were **unanimously approved** as a correct record of proceedings.

23/331 Matters Arising

There were no Matters Arising.

23/332 Questions from Members of the Public

There were no questions from members of the public.

23/333 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

23/334 Chairman's announcement

The Chairman had no matters to raise.

23/335 Environmental Issues

There were no matters for consideration.

23/336 Mullen Doway – Update

The following matters were noted:

- Mullen Consulting Ltd were looking at the defects list
- Cedar were looking to review the leaking windows.

23/337 The Roundhouse – Update

It was **unanimously resolved** to note the written report produced by the Centre Manager. The report advised that a tenant had been found for the vacant Therapy Room, and site visits had, or were to be, held with all the tenants.

She advised that a lot of interest had been shown for using the facilities for a multitude of different and diverse reasons which all looked very promising.

The media campaign had begun in earnest with TV and radio interviews and the social media had been synchronised across Facebook, Instagram, Twitter and LinkedIn.

Job descriptions had been drafted for the maintenance staff and funding had been sought from IOM Energy "Together We Can Fund" campaign for an energy efficient washer and heat pump dryer as well as recycle stations.

There had been significant progress in the nursery, the balustrade for the seating area had been installed in the sports hall, doors skirtings and architraves had been installed as had the raised floor on the dental practice and Commissioners office.

A site meeting had been arranged with Minister Johnson MHK, Dr Haywood MHK and senior officers of the Department of Enterprise on Monday 14th August 2023.

The Centre Manager left the meeting.

Section 1**23/338 Invoices for approval**

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

Energy Management Systems – New radiators – 8 Close y Locker - £2797

Cedar – Interim Valuation No. 24 – The Roundhouse - £437,277

Kay Associates Ltd – The Roundhouse - £4945

Manx Utilities – Public Lighting – April – July 2023 - £12,840

Department of Infrastructure – Tipping charges – EfW Plant – June - £22,213

Callin Wild – Application for Grant of Letters – Estate pf W D Quaggin - £9,290

Callin Wild – Legal Advice – Employment Matters - £4320

23/339 A Petition for the following:-

- Under Section 51 of the Local Government Act 1985 to loan the sum of £3,345,327 to cover the additional costs of the construction and consultants' fees for community leisure facility at the Strang.
- Under Section 51 of the Local Government Act 1985 borrow a sum of money not exceeding £255,053 repayable over 15 years to defray the cost of items of equipment purchase equipment that will not have a lifespan of 30 years (i.e. office furniture, sporting equipment, playground equipment, benches and bins)
- Under Sections 8 and 42 of the Local Government Act 1985 to create a Special District to allow non-residential ratepayers to be charged a special rate to contribute toward the additional costs of construction and consultants' fees of the leisure facility at the Strang. The Order to be in place for a set period of 5 years.
- Under Section 25 of the Local Government Act 1985 to issue a 10 year lease to a tenant who will operate a dental practice.

It was **unanimously resolved** to approve the Petition and submit it to the Department of Infrastructure.

23/340 Isle of Man Strategic Plan – Preliminary Publicity

It was **unanimously resolved** to note the advert in the Press and that the Clerk would enquire of the Cabinet Office if they intended to make a presentation to all Local Authorities.

Planning**23/341 Planning Applications**

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

PA22/01386/B - Proposed erection of private equestrian facilities in fields 524030, 524029 and 522779, Ballamona Estate, Quine's Hill, Port Soderick. These facilities include an indoor riding arena with associated stabling, tack, and equipment stores. along with an outdoor manage, hay barn, field shelter, and associated landscaping. This application is intended as an amendment to the previously approved scheme PA 12/01285/B - Fields 524030, 524029 & 522779, Ballamona Estate, Oak Hill, Port Soderick, Isle of Man, IM4 1AT - AMG Investments – AMENDED PLANS

PA23/00822/B - Alterations and erection of first floor and ground floor extensions to side elevation - Ballacubbon Farm Richmond Hill Douglas Isle of Man IM4 1JQ

23/342 Planning Approvals

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

PA23/00608/B - Replacement of existing conservatory with a single storey extension - 11 The Church View, Braddan, Isle of Man IM4, 4TF

PA22/01408/B - Rebuild the existing garage building and replace it with a new garage and bedroom accommodation over connected to the main house. An existing single storey conservatory to the rear of the property is to be demolished and rebuilt - Paper Mill, East Baldwin, Isle of Man, IM4 5EP

The following application was noted but it was **unanimously resolved** to await the formal approval notice before any decision be made about any follow up action.

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 – SUBJECT TO LEGAL AGREEMENT

23/343 Planning Correspondence

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

PA22/00416/B - Eden Park Development Limited - Decision notice issued 22nd June 2023 - Proposal: 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 Cooil Road, Braddan, Isle of Man - Eden Park Development Limited

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

Private

23/344 Tenancy Agreement for signing – Property 015 & Tenant 620

It was **unanimously resolved** to approve the above tenancy agreement for signing.

23/345 Section 2

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

- 1. Rent Arrears
- 2. Rate Arrears

23/346 Any other Business

There were no other matters for consideration.

23/347 Date of Next Meeting

The date for the next meeting was set for:-

10 August 2023

There being no further business, the meeting ended at 5.30pm.

Signed 

Date 10/8/23