

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on
Thursday 31st August 2023

In Attendance

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

- 23/371 Apologies for absence**
 Apologies for absence were received from Mr Andy Morgan.
- 23/372 Declaration of Interest**
 There were no declarations of interest.
- 23/373 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.
- 23/374 Meeting with Representatives of the Cabinet Office Ethan Grubb and Christopher Long**
 It was explained that the review stems from the Climate Change Act and the population aspirations. The review enables them the opportunity to build the policies from a proper evidence based scientific approach and would include a root and branch review of the strategic plan. Discussion covered several areas including settlement boundaries and identification, biodiversity, protection of agricultural land, soil types, green gaps, active travel, sustainable urban drainage, and brownfield development. It was noted that Local Authorities had been granted an extension of time to respond to the consultation to mid to late October and copies of the consultation documents were left for distribution to members. Mr Grubb and Mr Long left the meeting at 14:40.
- 23/375 Deferral of Matters on the Agenda to Private**
 It was **unanimously resolved** to defer Item 3 – Tenancy Agreement for signing – Property 212 & Tenant 524 to Private.
- 23/376 Minutes of previous Meeting**
 The Minutes of the Public Meeting held on 10 August 2023 were **unanimously approved** as a correct record of proceedings.
- 23/377 Matters Arising**
 There were no Matters Arising.
- 23/378 Questions from Members of the Public**
 There were no questions from members of the public.
- 23/379 Matters for Consideration from Section 2**
 There were no Matters for Consideration from Section 2. Although it was noted that it was nice to receive positive feedback from a tenant for being allocated a property in the Parish.
- 23/380 Chairman's announcement**
 The Chairman had no matters to raise.
- 23/381 Environmental Issues**
 There were no matters for consideration.



23/382 Mullen Doway – Update

The Housing Officer joined the meeting and reported on the progress of the leaking windows in a number of the units. She advised that the matter was ongoing, but they were pursuing the developer for a resolution.

23/383 The Roundhouse – Update

The Centre Manager joined the meeting and advised that there had been a lot of progress on site, but unfortunately the café and soft play operator had dropped out citing delays and market conditions and a replacement needed to be sourced. Potential replacements had been offered site visits and they were due to meet the following day. It was noted that there was no servery area within the contract, and so this may result in additional costs. Consideration was given to operating the unit or parts of it in-house, but it was **unanimously resolved** to allow the Centre Manager to carry out further investigations with potential tenants before considering other options.

The Centre Manager reported that the contractor had restricted site visits due to health and safety concerns as there were several trades working inside the building now. However, there were a number of tenants who needed access to measure up for furniture and fittings, so they needed to reach a compromise with the contractor. The Board **unanimously resolved** that the Centre Manager should approach the contractor to reach a compromise on this issue, perhaps late in the working day or at an agreed day and time. The Centre Manager agreed to arrange a site visit for the Commissioners.

The Centre Manager reported that the programme issued by the contractor had been reviewed in detail and while some sections were ahead many were falling behind, and progress on site did not seem to match the programme. It was also reported that the Clerk of Works was expressing concerns about the programme being maintained and if his estimates were the case this could cause a big issue for the tenants and income levels this year. It was **unanimously resolved** to request a meeting with the Clerk of Works to discuss his concerns in relation to the programme.

The Centre Manager reported that discussions were ongoing with the DHSC in relation to the soakaway drainage connection from Palatine and no permission had been granted to date.

The Centre Manager reported that she and the Deputy Clerk had met with Emma Barlow from the DHSC in relation to the funding for the roadway. The outcome of the meeting was that the DHSC contribution towards the project was to convey the land behind Harold Cottage to the Board at no cost, but there was no financial assistance available to assist with the development. Discussion took place and it was **unanimously resolved** that the cost of the roadway quoted at £187k was too costly to do without assistance and therefore they would revert to the original plan to access via the Ballamona estate roads. However, the works to the top end of the car park would be implemented to ensure a through route to Palatine Surgery car park, should the roadway go ahead at some future date.

Section 1**23/384 Invoices for approval**

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

J Clawson Ltd – Gibb House – Landscaping - £2,301

Cedar – The Roundhouse - Interim Valuation no. 25 - £483,371

Mullen Consulting Ltd – The Roundhouse – May & June 2023 - £13,650

McGarrigle Architects – Replacement of decking & fencing – Close y Lhergy - £4,379

Bryan G Hall – The Roundhouse – Amended Access - £2,400

Recycle Collect Ltd – 01.09.2023 – 01.12.2023 - £15,570
 Department of Infrastructure – Tipping charges – EFW Plant – July 2023 - £19,309

- 23/385 Consultation – Amendments to the Planning Act & Secondary Legislation**
 It was **unanimously resolved** to defer consideration of this consultation to a separate meeting.
- 23/386 Highways Maintenance Service Level Agreement July 2023 and Meeting Notes**
 It was **unanimously resolved** to revert back to the DOI and advise that there would be no agreement to the implementation of the SLA, until a number of issues had been resolved, the most pressing of which is funding.
- 23/387 Civic Service – Port St Mary Commissioners**
 It was **unanimously resolved** to send apologies to the Chairman of Port St Mary, as no board members were available to attend the event.
- 23/388 Financial Statements for the Year Ending 31 March 2023 – for signing**
 It was **unanimously resolved** to note that they Financial Statements had not yet been agreed but it was hoped that they would be available for the next meeting.
- 23/389 Housing Alteration Request – 8 Coronation Terrace**
 It was **unanimously resolved** to grant permission to the tenant to retain the decking, provided it is maintained in a safe condition and removed on termination of the tenancy if the condition is such that it is unusable.

Planning

- 23/390 Planning Applications**
 It was **unanimously resolved** that the Board would have no objection to the following planning applications: -
- PA23/00941/D - Installation of illuminated signage above wind lobby and entrance canopy - The Salvation Army, Douglas Corps, Ballacottier Crescent, Braddan, IM2 2QZ subject to a note being added that the Board would prefer downlighters rather than uplighters to reduce the impact of light pollution.
- PA23/00944/B - Erection of a 6m high flagpole - The Salvation Army, Douglas Corps, Ballacottier Crescent, Braddan, IM2 2QZ
- PA23/00943/B – Additional use of general industrial units for garaging and storage of vehicles and small plant and general business storage (Class 2.4) – Units 2 & 3 Braddan Bridge Industrial Estate, Peel Road, Braddan, IM4 4LE
- PA23/00949/B – Installation of black coloured twin wall flue to serve multi-fuel appliance – 6 Clybane Rise, Farmhill, Braddan, IM2 2LR
- 23/391 Planning Approvals**
 It was **unanimously resolved** that the Board would note the following planning approval:-
- PA23/00597/B - Siting of recycle unit - Unit 9 Kirby Farm Industrial Estate Vicarage Road, Isle Of Man, IM4 4LA
- 23/392 Planning Refusals**
 It was **unanimously resolved** that the Board would note the following planning refusal:-
- PA23/00267/A - Oliver And Eleanor Blaker And Kelly - Approval in principle to site dwelling and garage, discharging the siting and means of access - Land West Of

Merrion Park Old Castletown Road, Port Soderick, Isle Of Man, IM4 1BB

23/393 Planning Appeals

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

PA22/00968/B - Erection of a barn type building for use as a private garage - Ballabunt Croft, Cooil Road, Braddan, IM4 2AQ

23/394 Planning Correspondence

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

PA19/01008/B - Braddan Parish Commissioners - Erection of public toilets, seating area & canopy - Cronk Grianagh Park

PA21/01487/B - Alteration of field 522551 ground levels by deposition of inert subsoil and topsoil and formation of a temporary access - Part Of Fields 522551 & 522518 And Land At Middle Park, Middle Farm, Braddan - Dandara Commercial Limited

PA23/00498/B - Premier Kitchens Limited - Erection of showroom - Rileys Garden Centre, Ballapaddag, Cooil Road, Isle Of Man, IM4 2AF
Premier Kitchens Limited

Private

23/395 Tenancy Agreement for signing

It was unanimously resolved to approve the following Agreement – Property 212 & Tenant 524 to Private

23/396 Section 2

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

- 1. Rent Arrears
- 2. Correspondence from Tenant
- 3. Earystane & Scards Windfarm

Any other Business

23/397 1. TT & MGP Charity Collections

The Deputy Clerk reported that the fundraising buckets at Memorial Hall had been collected throughout MGP and suggested the Board invite the charities to attend the next meeting. It was **unanimously resolved** to invite the charities to attend a presentation at the next meeting.

23/398 Date of Next Meeting

The date for the next meeting was set for:-

14th September 2023

There being no further business, the meeting ended at 5pm.

Signed 

Date 14/9/23

CHAIRMAN'S INITIALS
