

MINUTES OF BRADDAN PARISH COMMISSIONERS
Held at the Commissioners' Office, Close Corran, Union Mills at 2.30pm on
Thursday 14 September 2023

In Attendance

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

23/399 The Roundhouse - Site Visit

At 12 pm prior to the opening of the formal meeting, a meeting was held with Mike Carine, Site Supervisor which was followed by a site visit.

23/400 Apologies for absence

There were no apologies for absence received.

23/401 Declaration of Interest

There were no declarations of interest.

23/402 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.

23/403 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 3 – Tenancy Agreement for signing to private.

23/404 Minutes of previous Meeting

The Minutes of the Public Meeting held on 31 August 2023 were **unanimously approved** as a correct record of proceedings.

23/405 Matters Arising

There were no Matters Arising.

23/406 Questions from Members of the Public

There were no questions from members of the public.

23/407 Matters for Consideration from Section 2

There were no Matters for Consideration from Section 2.

23/408 Chairman's announcement

The Chairman had no matters to raise.

23/409 Environmental Issues

A debate was held on the proposed wind farms at Earystane/Druidale and whether building offshore turbines would be move environmentally friendly and more cost effective.

23/410 Mullen Doway – Update

The following matters were noted:

- Combined washer/dryers had been installed and flats were to be registered

- A full defects report had been prepared by Mullen Consultants and a meeting had been scheduled to agree how to action the document.
- Defective windows- scaffolding had been erected to investigate the leaks.

23/411 The Roundhouse – Update

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

Parking Order– A policy was set for 2 hours during the period 8am to 6pm no return in 2 hours, no overnight parking. Restrictions removed for special events.

Booking policy- the policy previously discussed was accepted and the booking system was to be adapted and become operational, with annual review for forms and policies.

Website- two tenderers had been shortlisted based on content and cost. After discussion one was selected and a meeting was to be held to finalise the finance details.

Handover date- remains 17th November although some tenants would be allowed in earlier to prepare their Unit.

Drainage – the overflow from Palatine soakaway remains a problem with no decision yet made by the DHSC about it being repaired.

Walking track- tarmac now to be standard black rather than coloured red which may cause problems (in terms of colour match) if ever the track had been subject to repair

Sensory garden- discussions were to be held with the Lions Club re: installation and maintenance.

Lifts- there was a prospective delay with the installation of the two lifts which may slow down other aspects of the project.

Sponsorship- It was noted that the search for sponsorship for any aspect of the facility was continuing. A meeting was to be held with Standard Bank and Mr Mummery from Celton Bank was due to visit the building.

Tenants:

Pharmacy : Communications over fitting out were continuing.

Halotherapy : Nothing new to report

Physiotherapist: Nothing new to report

Beauticians: Flooring now chosen and work to commence.

Café : The tenant had withdrawn and it was agreed to seek Expressions of Interest for café proprietors. The café was now to be fully fitted including servery and terms and conditions of use were therefore negotiable. This also released the soft-play and it was suggested that this could be operated by the Commissioners as there would be staff on site.

Nursery Has had access and measured up, hoping new café tenant will provide meals service for children

Dentist The installation of equipment was subject to discussion.

Gym Project still on track. Commissioners were happy for PT's to rent out space.

Baby Sensory: Now operating at Port Soderick Hall as a temporary measure.

Section 1

23/412 Invoices for approval

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

Mullen Consulting Ltd – The Roundhouse – July 2023 - £6,300

Kinrade Bros Ltd – Litter/dog bin & external cleaning contract – August 2023 - £2448

Douglas Borough Council – Eastern Civic Amenity Site – July 2023 – £10,395

Cedar – The Roundhouse – Interim Valuation No 26 - £479,590

D G Wood & Son – August Contract - £4,358

Jones Services Ltd – Sweeper Hire – August 2023 - £2,387

Marown Electricals – Washer/Dryers + install - Mullen Doway - £5038

Bell Burton Associates – The Roundhouse - £6000

Kay Associates – The Roundhouse – August 2023 - £4945

Department of Infrastructure – Energy from Waste Plant – August 2023 - £21,598

23/412 Invitation to Marown Civic Service – 1st October 2023

Consideration was given to an invitation from Marown Parish Commissioners' Chairman to their annual Civic Service.

It was **unanimously resolved** to advise the Chairman that unfortunately on this occasion, that a representative from Braddan Parish Commissioners would not be able to attend.

23/413 Quotation – Redecoration of 4 Snugborough Avenue – Void property

Consideration was given to a quotation from Hanley and Bell, Painters and Decorators to decorate 4 Snugborough Avenue.

It was **unanimously resolved** to approve the quote for £2650 + VAT.

23/414 Invitation to Douglas City Civic Sunday – 24 September 2023

Consideration was given to an invitation from the Worshipful Mayor, Councillor Mrs Natalie Byron-Teare to their annual Civic Service.

It was **unanimously resolved** to note that Mr Mellon would check his availability before advising Her Worship whether a representative from Braddan Parish Commissioners would be able to attend.

23/415 Monthly Financial Report – June 2023

Consideration was given to the latest Monthly Financial Report from the Finance Officer.

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

23/416 Fortnightly Refuse Collection

Following the recent press article regarding the success of the recycling service in Douglas, a discussion was held on whether the Board should follow the move of Douglas to fortnightly waste collection.

It was noted that the refuse collection contract was due to expire in April 2024 and it was **unanimously resolved** to go out seeking expressions of interest for a weekly or fortnightly waste collection or a combined fortnightly waste collection and recycling service.

23/417 Air Quality Monitoring - Ballafletcher

The Clerk advised that a formal report was awaited from the company testing the pollution levels caused by traffic, but preliminary advice was that the levels were quite low.

It was felt that the focus should therefore move to other aspects of the planning application such as the levels of traffic and congestion.

The Chairman advised that the sub-committee had not yet met and the terms of reference for a traffic impact assessment were being put together prior to them being issued to 2-3 independent consultants seeking quotes.

It was **unanimously resolved** to wait for further feedback.

Planning**23/418 Planning Applications**

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

PA22/01378/B - Alterations and extensions to existing dwelling and erection of replacement garage - Ballashamrock House, Port Soderick Glen, Port Soderick, Isle Of Man, IM4 1BE – AMENDED PLANS

PA23/00996/B - Alterations including erection of two storey extension to front elevation, single storey extension to rear elevation with roof terrace and removal of chimney - 11 River Walk Braddan, Isle of Man, IM4 4TJ

PA23/00764/B - Mannin Cancers - Erection of Cancer Information and Support Centre with associated parking - Cancer Support Unit, The Nobles Hospital Site, Strang, Isle of Man, IM4 4RJ – AMENDED PLANS

PA23/01011/B – Proposed extension to existing commercial building – Media House, Ballafletcher Road, Cronkbourne, IM4 4RA

PA23/01021/B - Apply for planning permission for the installation of a mezzanine floor (to be used as a pet care, treatment and grooming facility), the installation of nine no. external air conditioning units, a gas bottle storage unit, fire exit door, external staircase and amendments to the roller shutter door - Unit 2, Spring Valley Industrial Estate, Braddan, Isle of Man, IM2 2QR

23/419 Planning Approvals

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

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, Isle of Man, IM2 2QZ

PA23/00764/B - Erection of Cancer Information and Support Centre with associated parking - Cancer Support Unit, The Nobles Hospital Site, Strang, Isle of Man, IM4 4RJ

Private**23/420 Tenancy Agreement for signing – Property 031 & Tenant 031 to Private**

It was **unanimously resolved** to approve the above Tenancy Agreement for signing.

23/421 Section 2

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

1. Rent Arrears
2. Rate Arrears

23/422 Any other Business

1. Eastern Civic Amenity Site Board Meeting
2. Sponsorship – The Roundhouse

23/423 Date of Next Meeting

A meeting was to be held on Thursday 21st September to prepare a response to the Preliminary Publicity to the IOM Strategic Plan.

The date for the next meeting of the Board was set for:-

28 September 2023

There being no further business, the meeting ended at 5.10pm.

Signed 

Date ...28/9/23.....