

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 16 November 2017.

In Attendance

Mr A Jessopp	Chairman
Mr J Quaye	Vice Chairman
Mr N Mellon	
Mr J C Whiteway	Clerk
Ms M J Radcliffe	Deputy Clerk & Finance Officer

17/443 Apologies for absence

Apologies were received from Ms Corkill and Mr Dentith.

17/444 Declaration of Interest

There were no declarations of Interest.

17/445 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.

17/446 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 11 - Tenancy Agreement for signing – Property 169 & Tenant 481 to Private.

17/447 Questions from the Public

There were no questions from the Public.

17/448 Minutes of Recent Meetings

The Minutes of the Public Meeting held on Thursday 2 November 2017 were unanimously approved and signed by the Chairman as a correct record of the proceedings.

17/449 Matters Arising**a) Unit 41: Minute 17/431 (a)**

The Board noted whilst the closing date was 25th November, the following expressions of interest had been received to date:-

AJB Services
 Natural Stone & Granite & Marble Limited
 Cedar Development

It was **unanimously resolved** to note that trial holes had been completed, fee proposals were to be submitted no later than 1st December and that an advert seeking prospective tenants for the units would be placed in the local press.

b) Strang Corner Community Centre Project: Minute 17/431 (b)

The Clerk advised that Evolution Accounting had commenced work to produce a detailed financial analysis of the available data to establish the viability of the proposed scheme.

It was **unanimously resolved** to note that a full report was expected to be submitted to the Board by Christmas.

17/450 Matters for Consideration from Section 2
There were no matters for consideration from Section 2.

17/451 Chairman's Announcement
There was no Chairman's Announcement.

Section 1

17/452 Invoices for approval
It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:
- 2967 – Ellis Brown Architects

17/453 Age IOM - Lunch Club – 15 December
The Commissioners considered a report from the R&D Officer regarding the Age IOM Christmas Lunch on 15 December.

It was **unanimously resolved** that the Board would attend the Christmas lunch and pay for their own meals and an invitation would be extended to both MHKs for Middle.

17/454 Christmas Celebrations
The Commissioners considered a report from the R&D Officer regarding the annual contributions made by the Board to various clubs and schools to help in the Christmas celebrations.

It was **unanimously resolved** that the Commissioners would make a contribution to the following groups:-

£100 donation
Braddan School
Ballacottier School
Kewaigue School
Ballacottier Youth Club
Friday Lunch Club

£50 donation
Union Mills Brownies
Union Mills Rainbows
Braddan Brownies
Santon Scouts

17/455 Invitations
It was **unanimously resolved** that the following members would attend the events below:-
- Hogg Motorsport Association Annual Hoggies Awards – February 2018 – Chairman to attend
- Marown Parish Commissioners – 10 December – Mr Mellon to attend
- Tynwald Christmas Carol Service – 14 December – Mr Mellon to attend

17/456 Upgrading bathrooms at Millennium Close – Fee Quotes
The Board considered a report from the Housing Officer together with Fee Quotes for the provision of services to prepare the documentation and oversee the works to upgrade the bathrooms at Millennium Close. The proposed works would involve providing level access bathrooms to the 11 remaining properties.

It was **unanimously resolved** to accept the quantified quotation from Silva Consulting Limited.

3pm – The Chairman welcomed Mr Shimmins MHK to the meeting.

Mr Shimmins updated the Commissioners on various issues and in particular asked if they had any concerns over the proposal in Tynwald that a committee be established to look at local authority reform. They advised that they had no concern over the matter and would support the proposal.

Mr Shimmins also asked if they would support his proposal for the improvement of traffic calming measures and road markings for the benefit of cyclists and pedestrian on the Old Castletown Road following its re-opening. Again the Commissioners supported the idea.

A brief discussion was held on the management of the recent car rally that had caused the Commissioners so much consternation.

Finally Mr Shimmins advised that he intended to organise another political surgery early in the new year and hoped the Commissioners would support him at the event.

The time being 3.25pm, Mr Shimmins left the meeting.

17/457 Consultation on Possible Ways of Improving the Planning System

The Commissioners considered the Consultation on Possible Ways of Improving the Planning System

Lengthy discussion took place and a response to the Consultation was formulated.

In summary they felt that the present system of having an Area Plan should be retained as opposed to a system of less detailed assessment and analysis of areas and not identifying specific sites for development.

However they thought that more weight should be afforded to the views of Local Authorities and that a greater involvement in the planning approval process would be beneficial.

They felt that a greater emphasis should be placed on the development of brown field sites and that present urban areas could have a higher density of properties with a lower amount in suburban and rural districts.

The Commissioners felt it was important to protect the islands heritage and well as retaining the quality farmland on the island.

In terms of urban regeneration they felt that planners should be encouraging active travel with extra bike parks and clearly identified cycle and pedestrian ways.

Finally as a proposal to revitalise lower Douglas, the south side of Regent Street could be demolished offering a much greater area for the creation of a proper town centre.

It was **unanimously resolved** to submit the response

17/458 Byelaws & Fixed Penalty Notices

The Commissioners considered a report from the Community Warden in relation to

the proposal for the introduction of Fixed Penalty Notices for any breaches of the both present general byelaws, and housing byelaws which were yet to be introduced.

The report explained that presently, breaches of the byelaws could only be pursued with actions through the courts, which seemed excessive in relation to the minor offences, and a better approach would be with the use of fixed penalty notices.

It was **unanimously resolved** to pursue the introduction of Fixed Penalty Notices.

17/459 Local Authority Transition – DOI Questionnaire

The Commissioners considered a Questionnaire from the Minister for Infrastructure seeking their views on the progress of the Local Authority Transition, where central government had devolved some of their responsibilities to Local Authorities.

Discussion took place and a response was formulated to the questionnaire.

In summary they thought the services had not deteriorated since their transfer, and in most areas had improved. They agreed they would not seek for the services to be returned to central government.

They felt that it had been a two year learning curve but with the knowledge now gained they would be able to further improve the services.

They also felt that relationship with both central government and other local authorities had improved as a consequence of this transition process.

It was **unanimously resolved** to submit the response and comment that they were now working with adjacent authorities to determine if any economies of scale could be achieved by joining together on various contracts.

17/460 Fixed Penalty Notices

The Board considered a template for fixed penalty notices, tailored to the Commissioners' general byelaws, from the Community Warden

It was **unanimously resolved** to note the draft fixed penalty notice.

17/461 Department of Infrastructure – Housing Transition

The Commissioners considered a report from the Finance Officer in relation to the proposal to assume management and maintenance of the Department of Infrastructure houses at Cronk Grianagh. Discussions were held on the proposed allowances for both the management and maintenance costs and the transition process which was quite lengthy and detailed.

It was **unanimously resolved** that the Commissioners would suggest to the Department a maintenance amount of £425 per property pa and £300 per property in respect of management and administration.

17/462 Draft Housing Byelaws – for approval

Consideration was given to a report from the Community Warden regarding Draft Housing Byelaws.

It was **unanimously resolved** to approve the principle of introducing Housing Byelaws in support of the existing Tenancy Agreement, and to advance the matter

with Central Government.

17/463 Planning

Planning Applications

It was **unanimously resolved** that the Commissioners had no objections to the following Planning Application:-

- PA17/00666/B – Fenbridge Limited – Creation of an additional first floor window – Unit 3, Block B, Eden Business Park, Braddan, Isle of Man, IM4 2AY.
AMENDED PLANS

17/464 Planning Approvals

It was **unanimously resolved** to note the following Planning Approvals:-

- PA17/00691/B - Mr Jon McGowan - Erection of extension to form garage, swimming pool and gym - Bay View Old Castletown Road Port Soderick Isle Of Man IM4 1BB
- 17/01041/B - Mr Israel & Mrs Meital Rosenthal - Conversion of garage ground floor to guest accommodation and garage first floor to office accommodation, both ancillary to adjacent house - Garage And Access Road Kilkenny House Colooneys Lane, Cooil, Braddan.

17/465 Private

Tenancy Agreement for signing – Property 169 & Tenant 481

It was **unanimously resolved** to execute the Tenancy Agreement for Property 169 and Tenant 481.

17/466 General Matters

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

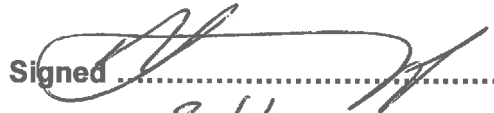
- Shared Eastern Housing Waiting List
- Rent Arrears
- Rate Arrears Report & Rates Due Graph
- Community Warden – Various issues
- Recycling Calendar 2018
- Manx Utilities – Memorandum of Agreement – Strang Corner Field Easement

17/467 Date for Next Meeting

The dates for the next meetings were set at:-

- 2pm on Thursday 30 November 2017
- 2pm on Friday 15 December 2017 after the Christmas Lunch
- 2pm on Thursday 28 December 2017
- 2pm on Thursday 11 January 2017 at 2pm

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

Signed 

Date 30/11/17

