

CO 27 41

PP 78/09



**REPORT OF THE SELECT COMMITTEE OF  
TYNWALD ON THE AFFAIRS OF BRADDAN  
PARISH COMMISSIONERS**

land after five years if the Department had failed to develop it. That option was exercised and sold back in mid 2000.

**PART 16 Area 25 (overlooking Port e Chee Meadow)**

- 16.1 Area 25 was not included in the draft I&O but appeared in the published I&O in May 2000.
- 16.2 Following the tour referred to in para 10.7 (b), the Commissioners suggested that this area should be included as an option for residential development.

**PART 17 Area 27 (Vicarage Road)**

- 17.1 At a BPC meeting held on 11 October 1999, Mr D Mason suggested that three fields on Vicarage Road which had been subject to a refused planning application on the grounds that the land did not comply with current zoning, should be included as an option for residential development. It was agreed that this area be suggested for inclusion in the I&O.

**Conclusion relating to areas 13,14,15,16,23,25,27.**

- 17.2 We can only repeat our previous conclusions in respect of the inclusion of areas for consideration. Areas were clearly included at an early stage in the Issues and Options document as matters for consideration. We have made it clear that it is not our role, nor are we qualified, to re-examine the planning issues and arguments for and against inclusion or exclusion of sites. These are matters for the independent Planning Inspector to undertake and the forum of the Public Inquiry provides the opportunity for planning issues to be aired.

**PART 18 Industrial Land**

- 18.1 The published Issues and Options Written Statement referred to five existing designated areas. There are also several individual industrial operations not specifically zoned for industry but have an established industrial use.
- 18.2 An area between the Business Park and Spring Valley Industrial Estate had been identified in the 1991 Braddan Parish Plan as a potential site for a secondary school. When Miss Corlett attended a BPC meeting on 11 October 1999 to discuss the initial I&O draft, she advised that she had been advised by the Department of Education that this site was no longer deemed suitable. Consequently she saw no reason why it could not be included as an option for light industrial use.
- 18.3 At that meeting the Commissioners resolved that an area of land south of Cooil Road should be identified as a potential Food Park, in accordance with a Council of Ministers report which suggested that such a food park for wholesale of locally produced goods should be established. A planning application for creation of such a park on the Robinson Ballapaddag site was refused on the basis that the land was not zoned for this purpose.
- 18.4 In his submission Mr Rimington went into great detail about industrial land, alleging that the Commissioners, whilst expressing concern about the lack of available industrial land, appeared to be very public minded in suggesting that where possible land which is allocated for industrial development is owned by a variety of individuals and organizations to avoid a monopoly situation. The Commissioners had suggested that additional land be allocated for industrial purposes on the south western side of the Cooil Road (the Ballavagher land). He went on to suggest that this suggestion followed "*by pure coincidence, no doubt, the establishment of an option in 2002 to purchase the Ballavagher land by the Dandara Group.*"<sup>14</sup>
- 18.5 Not for the first time are comments made upon supposition and speculation, and again we repeat our view that **these are matters for the independent Planning Inspector to undertake and the forum of the Public Inquiry provides the opportunity for planning issues to be aired.**