The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 15th March, 2017, at 7.00 p.m.


The Town Clerk, Deputy Town Clerk, Finance Officer, Housing and Property Manager, and Minute Clerk were in attendance.

The Members of the House of Keys for Ramsey and approximately 30 member of the public were also in attendance.

(2016/17:351) Minutes:

Resolved: That the Minutes of the Board Meeting held on 15th February, 2017, and the Special Board Meeting held on 22nd February, be confirmed and signed by the Chairman.

The Minutes of the meeting of the Courthouse Sub-Committee held on 9th March, 2017, were also confirmed.

The Chairman announced his decision to vary the agenda order to next consider the Town Clerk’s Report, and in so doing confirmed that a requisition meeting will be held at Ramsey grammar School on Friday, 17th March, 2017, to which members of the House of Keys have been invited to attend.

(2016/17:352) Town Clerk’s Report – Ramsey Courthouse Sub-Committee:

Members considered the Town Clerk’s Report dated 7th January, 2017, [sic], with appended correspondence and survey analysis of the Commissioners’ consultation with regard to the Courthouse.

It was noted that it is suggested that the Commission submit an offer equating to £397,800 by way of a 26 year free rental term of the use of facilities at the Town Hall, Ramsey, by the Isle of Man Constabulary. Discussion ensued.

It was verbally reported that the Minister, Mr. Malarkey, had declined an invitation to attend the Board meeting, on 15th March, was unable to attend the requisition meeting, but had invited the Commission to meet at his office on 7th April, 2017. Members asked if the Minister could be asked to meet at the Town Hall.

The Town Clerk advised that he had received a telephone call from the Estate Agents dealing with the sale, indicating that offers for the Courthouse premises were now required to be submitted by 12 noon on 31st March.
(2016/17:352) Town Clerk’s Report – Ramsey Courthouse Sub-Committee Cont:

Mr. Ayres asked what alternative was open to the Commission, and was informed that whilst the Minister was not attending the requisition meeting he had inferred that nothing would be done without full discussion with the Commission.

It was recognised that the public have been and must continue to be made aware of the Commission’s actions with regard to the Courthouse, but it was felt inappropriate to discuss a query put by Mr. Oldham with regard to possibly increasing any offer in public.

Concerns were expressed with regard to the way the premises were advertised for sale and that a deadline for submission of offers had been set at a later date. Members expressed particular concern that the Courthouse grounds, in which the Town’s War Memorial is located, must be fully accessible and kept clean and tidy. It was agreed that access must be protected whatever the outcome.

Concern was also expressed that it had not been possible to obtain a current valuation from the Government Valuer. The Town Clerk advised that it is understood that a value of £400,000 was decided a few years ago and that a “Freedom of Information” request had been submitted to obtain a current valuation. Members queried how the current market valuation seemed to be the same for the Courthouse premises only and the premises plus the land.

Members queried if the premises could be sold by Government, and were advised that investigations are on-going but at this stage there is nothing within land registry entries to suggest that it could not.

Members expressed their concerns at the way the premises and grounds were placed on the open market, how quickly viewings took place after such announcement and at the perceived insensitivity that the estate agents advertised the sale as a chance to buy a piece of Ramsey’s history.

Mrs. Wedgwood queried if additional funding might be invited by way of pledges. The Chairman advised that numerous options remain open but felt that these should not be discussed at this stage.

The Deputy Town Clerk outlined the results of the responses to the survey.

Members noted the requirement to progress further the options for future use and to consider the Commission’s position in the event that the bid for acquisition was not successful. In relation to future use members noted the support for the mixed community/commercial use (72.79% in favour), and for the premises being acquired and leased out [to an agreeable use] similar to the arrangement with the former swimming pool (71.97% in favour).

Members noted the Committee recommendation that investigation of a mixed arts/community use be progressed alongside an expression of interest exercise to establish what commercial interests might exist for acceptable or compatible uses.
Ramsey Town Commissioners – Board Meeting 15th March, 2017, Public Continued:

(2016/17:352) Town Clerk’s Report – Ramsey Courthouse Sub-Committee Cont:

The Chairman, in concluding discussion, reminded members that any offer would be subject to Departmental approval by petition under the Local Government Act 1985.

Resolved: That, following a proposition by Mr. McGuinness, seconded by Mr. Cowie, that the Commission submit an offer equating to £397,800, by way of a 26 year rent free period in respect of the occupation of facilities at the Town Hall Ramsey by the Isle of Man Constabulary. The proposal was carried without division.

Members were reminded that the proposal had a rate implication costs of 2.19p in the £, being the loss of lease income for the Police Office and that there were probable operating cost and possible income opportunities.

(2016/17:353) Appointments:

Manx Wildlife Trust:

Proposed by Mr. Corkish that Mrs. Wedgwood be appointed, seconded by Mr. Oldham. No other nominations were received and Mrs. Wedgwood accepted the nomination.

Resolved: That Mrs. Wedgwood be declared elected to represent the Commission, in place of Mr. Oldham on the Committee of the Manx Wildlife Trust.

Northern District Civic Amenity Site Committee:

Mr. Corkish  Proposed: Canon Greenwood  
Seconded: Mrs. Wedgwood

Mr. Oldham  Proposed: Mr. Williams  
Seconded: Mr. Young

Mr. Hankin queried if it was permitted that a Lead Member represent the Commission on a Joint Committee, and was advised that there was no restriction.

Mr. Ayres  Proposed: Mr. Hankin  
Seconded: Mr. Cowie

The Town Clerk reminded members that Standing Orders indicate a simple majority is required, on this occasion 7 votes, to secure the appointment. Voting continued as hereunder:

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<tr>
<th></th>
<th>First Vote</th>
<th>Second Vote</th>
<th>Third Vote</th>
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<tbody>
<tr>
<td>Mr. Ayres</td>
<td>3*</td>
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</tr>
<tr>
<td>Mr. Corkish</td>
<td>4</td>
<td>6</td>
<td>6</td>
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<tr>
<td>Mr. Oldham</td>
<td>5</td>
<td>5</td>
<td>6</td>
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<td>Spoilt Papers</td>
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<td>1</td>
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*Mr Ayres was excluded after the first vote
(2016/17:353) Appointments continued

Fresh nominations were sought, which duplicated those originally put and a second round of voting instigated:-

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<tr>
<th></th>
<th>First Vote</th>
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<th>Third Vote</th>
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<tbody>
<tr>
<td>Mr. Ayres</td>
<td>2</td>
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</tr>
<tr>
<td>Mr. Corkish</td>
<td>5</td>
<td>6</td>
<td>7</td>
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<tr>
<td>Mr. Oldham</td>
<td>5</td>
<td>6</td>
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<tr>
<td>Spoilt Papers</td>
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*Mr Ayres was excluded after the first vote

Mr. Corkish and Mr. Oldham were invited to say a few words between the second and third vote as to why they felt they should be elected to this position.

Mr. Corkish was duly elected.

(2016/17:354) Matters Arising:

The Chairman invited Members and officers to indicate if there were any matters arising, not included within the Agenda that they wished to bring to the Board’s attention. There were none.

Finance and General Purposes:

(2016/17:355) Deputy Town Clerk’s Report – Street Vendor’s Licence:

Members considered the Deputy Town Clerk’s Report dated 8th March, 2017, advising of the request made by a company “Mister Whippy Limited”, for a street vendor’s licence for the sale of ice cream, drinks and sweets from a mobile facility within the residential areas of the town.

Discussion ensued during which members were informed that the Company is based in Douglas, that other authorities have been approached with the same request, and has been granted permission to trade. It was noted that conditions could be included within any licence that complaints received with regard to trading outside permitted times or with regard to loud advertising music, nuisance, or litter will result in withdrawal of any licence. Mr. Parker suggested that the views of local purveyors of similar products and the Chamber of Commerce be sought.

Resolved: That, following a proposal by Mr. Ayres, seconded by Mr. Hankin and agreed by 11 votes to 1, Mr. Oldham voting against, that a Licence be issued for one year.
(2016/17:356) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s General Report dated 8th March, 2017, subject to the following:

Summary of Revenue Income and Expenditure - in response to a query the Finance Officer advised that the rate income figures reflected receipt of rate income earlier than that received during the last financial year.

New Bank Account: It was proposed by Mr. McGuinness seconded by Mr. Cowie and agreed without division to approve the application to open a new bank account to facilitate transactions of the Northern Civic Amenity Site Committee.

(2016/17:357) Technical Assistant’s Report - Commemoration of Loss:

Resolved: To note and approve the Technical Assistant’s Report dated 8th March, 2017, detailing the losses to be commemorated in the next few weeks.

(2016/17:358) Technical Assistant’s Report - Fixed Penalty Notices:


Mrs. Wedgwood queried if discarding chewing-gum was regarded as litter and on being advised it is, advised of the accumulation of gum beneath the seats at the junction of East Street and Parliament Street and the regeneration area generally. Members were informed that a routine cleaning programme is to be introduced.

Works and Development:

(2016/17:359) Town Clerk’s Report - Area Plan for the East:

Members considered the Town Clerk’s Report dated 7th March, 2017, advising of receipt of the update of information with regard to the Area Plan for the East, consultation for which commenced on 24th February, 2017.

Mr. Cowie commented on the significance of the document and asked if members wished to comment. Mr. Corkish referred to the loss of 3 football pitches to provide housing and suggested this was contradictory to the encouragement of sport and activity in a time where there are increasing incidents of diabetes. Mr. McGuinness indicated that whilst the Area Plan for the East does not immediately affect Ramsey and the North it will set the precedent for other area plans.

Resolved: That the matter be further discussed at a Special Meeting to be arranged.
(2016/17:360) Deputy Town Clerk’s Report – Lezayre Road Works

Resolved: To note and approve the Deputy Town Clerk’s Report dated 8th March, 2017, advising of progress with regard to on-going action and discussions about the Lezayre Road reconstruction works.

The Deputy Town Clerk informed members that the double yellow lines referred to in the penultimate paragraph of his report are being laid.

(2016/17:361) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 9th March, 2017, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and approved, subject to the following:-

<table>
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<tr>
<th>REF NO:</th>
<th>3465</th>
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<tbody>
<tr>
<td>P.A. NO.:</td>
<td>17/00199/C</td>
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<tr>
<td>APPLICANT:</td>
<td>Carolyn Carey &amp; Hugues Auclerc</td>
</tr>
<tr>
<td>PROPOSED:</td>
<td>Change of use of existing bedroom as beauty salon</td>
</tr>
<tr>
<td>NOTES:</td>
<td>P.A. - Change of Use</td>
</tr>
<tr>
<td>SITE:</td>
<td>Ailsa Craig, 13, Cool Breryk, Ramsey.</td>
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It was agreed to submit an observation that the hour of operation be included as a condition should the application be approved.

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<th>REF NO:</th>
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<tbody>
<tr>
<td>P.A. NO.:</td>
<td>17/00220/B</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Martin Hall Esq.</td>
</tr>
<tr>
<td>PROPOSED:</td>
<td>Conversion of detached garage into a games room involving replacement of garage door with a window (retrospective)</td>
</tr>
<tr>
<td>NOTES:</td>
<td>P.A. in Detail</td>
</tr>
<tr>
<td>SITE:</td>
<td>Mannin Veen, Lheaney Road, Ramsey.</td>
</tr>
</tbody>
</table>

The Lead Member recommended that the Commission request deferral of consideration of the application to allow receipt of car parking provision.

Resolved: That, following a proposal by Mr. Hankin, seconded by Mr. McGuinness and agreed by 11 votes to 1, the Commission make no observation or objection to the proposal. Mr. Corkish voted against, only insofar as it a retrospective application.

Applications submitted to the February 2017, Board meeting were further considered as hereunder:-
(2016/17:361) Chief Technical Officer’s Report - Planning Applications:

RTC Application 3455, installation of window (retrospective) and construction of decking with perimeter rail, 4, Market Place East, Ramsey. An objection to the application had been submitted. It was noted that an amended plan has been submitted which indicates a reduction in the height of the proposed decking by 200 mm.

Resolved: That the Commission again object to the application, which is considered un-neighbourly and intrusive.

Mrs. Quayle declared an interest due to residential proximity.

RTC Application 3458, construction of double garage, “Rudder House”, Westbourne Road, Ramsey. (Deferral sought). The applicant has confirmed that the proposed garage roof would not be used as a terrace/seating area.

Resolved: To submit an observation that a condition be included to limit use of the garage roof area, should the application be approved.

Housing and Property:

(2016/17:362) Town Clerk’s Report - Road Races Act 2016 - Prohibited Areas:

Members considered the Town Clerk’s Report dated 8th March, 2017, concerning the wish of the Department of Economic Development, for the Auto Cycle Union, to include the front garden of the property 1, Albert Terrace, Ramsey, as part of those areas from which the public is prohibited during the T.T. and Festival of Motorcycling.

Mr. Ayres declared an interest due to residential proximity.

It was noted that unless the Commission chose to make no objection to the Department of Infrastructure by 31st March, 2017, the designation of the garden as a prohibited area would be effective and enforceable.

Members were of mixed opinion some feeling that it should be the decision of the tenant. Members noted that the Commission was not competent to determine the safety requirements for a motorsport event and must therefore defer to the knowledge and expertise of the race organisers, in this case the ACU, to establish whether an area should be prohibited, and what measures might be taken to avoid such prohibition.

Mr. Ayres queried if the tenant could be recompensed should the facility of the garden be lost, albeit temporarily.

Resolved: That the Commission do not object to the proposal to include the garden of 1, Albert Terrace as a prohibited area, but the tenant of 1, Albert Terrace, Ramsey, be written to explaining this situation.
Parks and Leisure:

(2016/17:363) Town Clerk’s Report - Location of Gelato Kiosk Mooragh Park:

Members considered the Town Clerk’s Report dated 8th March, 2017, advising of the request made by the operator of the Lakeside Centre to site a small kiosk in the area between the café premises and the adjacent covered area.

Resolved: That, following a proposal by Mr. Hankin, seconded by Mr. Parker, and agreed without division, permission be granted to siting the kiosk, subject to the tenant giving assurances that the site will be kept clean and tidy and free from litter.

Any Other Business:

(2016/17:364) Representatives Reports:

Resolved: To note the Representative Reports submitted by Mr. McGuinness and Mr. Parker.

(2016/17:365) Ramsey Carnival:

Resolved: To note Mr. Oldham’s verbal report that the Carnival Committee has been made an offer that will meet 50% of costs incurred in staging the Ramsey Carnival.

(2016/17:366) Temporary Tram-Station:

Mr. Hankin referred to the temporary tram-station and suggested that it is unfit for purpose and that there are insufficient warning / information road signs.

The Deputy Town Clerk advised that concerns had been raised with the MER to which replies are awaited.

Mrs. Wedgwood queried if the temporary relocation was due to inter-change works being underway, but was advised that it was because of incidents of de-railing in the past season and that extensive works were understood to be required to the track.

The Chairman thanked the public and media representatives for attending and closed the public session at 9.10 p.m.
The following items were considered in private the detail of which, having regard to data protection, matters affecting persons who cannot be named, etc., is not as extensive as that contained in minutes of matters discussed in public.

In commencing the private business the Chairman indicated the meeting would continue until 10.00 p.m. and any matters not considered would stand adjourned to the meeting, being convened with the Members of the House of Keys for Ramsey, on Monday, 20th March, 2017.

Mr. McGuinness advised that a meeting of the Northern Local Authorities Swimming Pool Board is also schedule to take place on 20th March.

(2016/17:367) Minutes - Board Meetings:

Resolved: To note that no matters pertaining to the Board Meetings held on 15th or 22nd February, 2017, were recorded in private.

Matters for Information:

(2016/17:368) Housing Committee:

Resolved: To note and approve the Minutes of the Policy Committee held on 20th February, 2017, subject to the following:-

*Strategic Plan* - the Town Clerk undertook to circulate the draft plan to members.

(2016/17:369) Housing Committee:

Resolved: To note and approve the Minutes of the Housing Committee held on 6th March, 2017.

(2016/17:370) On-Going Matters:

The List of on-going matters to 14th March, 2017, was circulated.

Resolved: To note the list and the following comments made thereon:-

- Sale of Land at Gardeners Lane - the required documents have been signed on behalf of the Commission and passed to advocates for completion.
- Bleak House - discussions with our Advocates and Environmental Health Officers are on-going. A report will be submitted to the April meeting.
- Regeneration Areas - members queried if the trees were still living.

The Town Clerk advised that our advocates had advised the term of the lease and breaks included needed to be compatible. Departmental confirmation is still required to formally enter into the lease agreement.
Finance and General Purposes:

(2016/17:371) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s report dated 9th March, 2017, subject to the following:-

Rent Arrears - members were informed that payment plans are in place for those tenants listed within the rent arrears list, with the exception of the tenant listed at No. 24 who it has not been possible to contact to discuss.

It was proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed without division that the actions to retain and provide for rent arrears debt, as recommended within Appendix 4 to the Finance Officer’s Report be accepted.

(2016/17:371) Finance Officer’s Report Continued:

Aged Debtors: It was proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed without division that the actions to retain, collect, provide for and write off aged debt, as recommended within Appendix 5 to the Finance Officer’s Report be accepted.

The Finance Officer explained the accounting term “providing for” bad debt. It was noted that the costs of progressing the debts of lesser amounts through the Small Claims’ Court, was not be cost effective.

Credit Card: It was proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed without division, that acquisition of a “corporate” debit/credit card be progressed.

The meeting was adjourned at 10.00 p.m., to be reconvened on Monday, 20th March, 2017, at 7.00 p.m.

A time of 3 hours is recorded for payment of attendance allowances.

Chairman.