The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 17th May, 2017, at 7.00 p.m.


Apologies for absence were received from Mrs. J. Wedgwood and Mr. F. B. R. Williams.

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

(2017/18:016) Minutes:

Resolved: That the Minutes of the Board Meeting held on 19th April, 2017, the Annual Meeting held on 2nd May, 2017, and the Special Board Meeting held on 10th May, 2017, be confirmed and signed by the Chairman, subject to the following:-

Clause 398 - the wording of the clause was amended to reflect the Boards agreement in principle with each specific closure requiring to be approved by the Chief Technical Officer.
Clause 400 - the result of the vote as corrected to read 5 votes to 6 and the wording of the clause was suitably amended to reflect this vote.

(2017/18:017) 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.

Canon Greenwood queried his appointment, in his absence, as the Commissioners’ Representative on the Committee of the Manx Wildlife Trust and on being informed that there was nothing within Standing Orders to prevent this. Canon Greenwood agreed to discuss the matter with the Town Clerk.

Finance and General Purposes:

(2017/18:018) Town Clerk’s Report – Cafés, Kiosks, etc., in Highways:

Members considered the Town Clerk’s Report dated 12th May, 2017, concerning recent amendments to Sections of the Highways Act, 1986, introduced by way of the Highways Amendment Act, 2016. The Commission is invited to consider whether it wishes to establish a policy under the revised statute and in particular to the licensing of advertising boards, street cafes, display of goods and kiosks.
Ramsey Town Commissioners – Board Meeting 17th May, 2017, Public Continued:

(2017/18:018) Town Clerk’s Report – Cafés, Kiosks, etc., in Highways Cont:

A draft policy had been prepared and included within the Town Clerk’s report for discussion and amendment as required. Members were reminded that “A Boards” referred to Advertising Boards and not the shape thereof.

Members were advised that the amended Highways Act removed any requirement for planning consent and the appeal process and it was for Local Authorities to determine policy. It was noted that Douglas Borough Council has banned “A Boards” and the Commission had in the past permitted them. The Deputy Town Clerk advised members that concerns have been raised by the Manx Blind Welfare Society about the hazards of “A Boards” and street furniture generally to people with visual impairment. Members agreed they did not consider consultation with other parties necessary.

As there was a general consensus for permitting A Boards, members considered the draft policy included within the report as follows:-

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<tbody>
<tr>
<td>1.</td>
<td>Size and range</td>
<td>Policy agreed subject to sizes being guidance and not specified range. Applications to be considered case by case on their own merits.</td>
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<tr>
<td>2.</td>
<td>Fees</td>
<td>Proposed by Mr. Ayres seconded by Mr. Oldham and agreed that no fees be charged.</td>
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<td>3.</td>
<td>Number Permitted</td>
<td>Proposed by Mr. McGuinness seconded by Mr. Cowie and agreed number to be permitted be considered case by case.</td>
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<td>4.</td>
<td>Protrusion from frontage</td>
<td>Applications to be considered on individual merit</td>
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<td>5.</td>
<td>Un-obstructed width</td>
<td>Sufficient area must be allowed for wheelchairs, prams, etc.</td>
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<td>6.</td>
<td>Style of Board</td>
<td>No restriction</td>
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<tr>
<td>7.</td>
<td>Clean and Tidy</td>
<td>Policy agreed</td>
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<td>8.</td>
<td>Indemnity</td>
<td>Policy agreed</td>
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<td>9.</td>
<td>Removal at Night</td>
<td>Policy agreed</td>
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<td>10.</td>
<td>Loss of Revenue due to Works</td>
<td>Policy agreed</td>
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<tr>
<td>11.</td>
<td>Right to Refuse / Set Conditions</td>
<td>Policy agreed</td>
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<tr>
<td>12.</td>
<td>Right to Remove</td>
<td>Policy agreed - subject to allowing short-term sighting subject to full applications within 4 weeks.</td>
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Members agreed that the matter could be reviewed.

Mr. Ayres queried the obstruction to footpaths by scaffolding and was advised that scaffolding was not within the remit of this legislation. It was agreed that the Town Clerk discuss the future of control of scaffolding with the Department of Infrastructure.

Resolved: to adopt the policy on A Boards and progress the process of applications thereunder.
(2017/18:019) Town Clerk’s Report – Ramsey Cottage Hospital:

Resolved: To note the Town Clerk’s report dated 12th May, 2017, advising of receipt of a letter requesting that the Chairman call a public requisition meeting with regard to the future of Ramsey Cottage Hospital.

Members were informed that a meeting has been arranged to be held at Ree Gorree hall at Bunscoill Rhumsaa on Tuesday, 23rd May, 2017. The Minister and Chief Executive of the Department of Health and Social Care have indicated they will attend.

(2017/18:020) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 11th May, 2017, subject to the following:

*Summary of Revenue Income and Expenditure:* A query concerning payments was answered to members’ satisfaction.

(2017/18:021) Technical Assistant’s Report - Commemoration of Loss:

Resolved: To note and approve the Technical Assistant’s Report dated 11th May, 2017, detailing the losses during the Great War to be commemorated in the next few weeks.

(2017/18:022) Technical Assistant’s Report - Enforcement Action:

Resolved: To note and approve the Technical Assistant’s Report dated 12th May, 2017, detailing Court Actions and of on-going training to enable persons authorised by this authority to issued Fixed Penalty Notices in respect of on-street parking.

Members welcomed the almost zero-tolerance policy with regard to breaches of town byelaws.

Mr. Ayres queried if policy in the United Kingdom, whereby fines for littering cannot be issued to other than UK Residents, was applicable on the Island. The Town Clerk explained that this was not the case although it was recognised that following-up cases of non-payment of instant penalties would be impractical.
Works and Development:

(2017/18:023) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 12th May, 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:-

REF NO: 3481
P.A. NO.: 17/00417/A
APPLICANT: Mark Messham
PROPOSED: Approval in principle for the erection of a new motorbike showroom including means of access
NOTES: Approval in Principle
SITE: John Ingham Car Showroom, Derby Road, Ramsey.

It was proposed by Mr. Oldham seconded by Mr. Hankin that the Commission object to this application on the grounds that the proposed building would reduce visibility for vehicles accessing the roundabout from Cooperage Lane; result in a loss of car parking and access for refuse collection from the rear of the restaurant could be adversely affected by the amended parking provision.

An amendment was put by Mr. McGuinness, seconded by Mr. Parker that the objection be limited to the impact of reduced visibility for the roundabout and reduced access for refuse collection vehicles.

The amendment was put to the vote and carried by 6 votes to 4 - Mrs. Quayle, and Messrs’ Ayres, Corkish and Cowie voting with the amendment proposition.

REF NO: 3485
P.A. NO.: 17/00506/B
APPLICANT: Ramsey & Northern Districts Housing Committee
PROPOSED: Erection of a three storey sheltered housing complex to provide thirty seven apartments with associated car parking and landscaping (amendments to 16/00926/B)
NOTES: P.A. in Detail
SITE: Mayfield, Queen’s Pier Road, Ramsey.

It was proposed by Mr. Parker seconded by Mr. Ayres and agreed that no objection be made.

Mr. Corkish made reference to the provision of safe road crossing provision as part of planning applications for multi-residential development and recommended that the Commission have regard to this when consideration planning applications.
(2017/18:024) **Deputy Town Clerk Report - Lezayre Road:**

Resolved: To note the Deputy Town Clerk’s verbal report that extensive roadworks to Lezayre Road have been deferred for at least 12 months during which time further consultations will be held with interested parties.

**Parks and Leisure:**

(2017/18:025) **Technical Assistant’s Report - Ramsey in Bloom:**

Resolved: To note and approve the Technical Assistant’s Report dated 12th May, 2017, advising of the launch of the 2017 Ramsey in Bloom Competition and the kindness of the Farmers Combine Ltd., and Ramsey Garden Centre in sponsoring two new classes.

Mr. Hankin encouraged publicity of and entry in the competition.

Mrs. Chrystal declared an interest.

**Any Other Business:**

(2017/18:026) **Battle of the Atlantic:**

Resolved: To note the invitation received from Ramsey Branch, Royal Naval Association to attend the Battle of the Atlantic Day commemorations at the Ramsey War Memorial, from 11.00 a.m. on Sunday, 28th May, 2017.

(2017/18:027) **Veteran Athletics Event:**

Resolved: To note that a Veteran Athletics Marathon will be held on 13th August, 2017, and a suspension of parking order will be in place for the Mooragh Promenade.

(2017/18:028) **Personal Training Mooragh Estate:**

The Town Clerk verbally reported receipt of requests to use the Mooragh Estate as a location for personal training. Members were informed that similar requests had been approved, subject to conditions including that the trainers have public liability insurance, that the Commission is indemnified against claim for injury, loss or damage. Members were advised that training of type proposed usually took place in early mornings or evenings and should not affect users of the Mooragh Estate or Mooragh Park.

Members queried the situation if anyone training was injured using the adult exercise equipment provided by the Commission in the park. The Town Clerk explained that the equipment is regularly inspected and maintained as part of the due diligence inspections that these are fit for purpose and so there could be no claim made against the Commission.
(2017/18:028) Personal Training Mooragh Estate:

Resolved: To grant permission, subject to the insurance requirements specified above, to no noise nuisance occurring and to no client parking being permitted within the Mooragh Park.

(2017/18:029) Temporary Tram Station:

Mr. Hankin referred to the temporary tram station created because of track relaying works to the Manx Electric Railway. Mr. Hankin advise that Isle of Man Railways and the Department of Infrastructure have made considerable inroads into improving the situation and wished the Commission’s appreciation thereof to be recorded.

It was noted that a welcome to Ramsey sign is yet to be erected and concern was expressed about the speed of vehicles crossing the railway lines.

(2017/18:030) Ramsey Carnival:

Mr. Oldham confirmed that all sponsorship has been received for Ramsey Carnival that take place on 22nd July, 2017, at 2.p.m. Posters and entry forms are available.

(2017/18:031) Representative Reports:

Resolved: To note the reports submitted by Mr. Parker with regard to recent meetings of the Isle of Man Municipal Association, Ramsey Chamber of Commerce and Ramsey Youth Project.

(2017/18:032) Northern Neighbourhood Policing:

Resolved: To note Mr. Ayres’ verbal report of concerns expressed at a recent meeting of the Northern Neighbourhood Policing meeting about the dangers of young people making dens. Mr. Ayres asked that attention be drawn to this matter.

Reference was also made to the impending transfers, in June, 2017, of Inspector Kneen and Sgt Richards. Inspector Newey and Sgt Hand will be their replacements.

Members recorded their appreciation of all that Inspector Kneen and Sgt Richards have achieved during their placement in Ramsey.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.32 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.

(2017/18:033) Minutes:

Resolved: That the Minutes of the Special Board Meeting held on 12th April, 2017, be confirmed and signed by the Chairman, subject to the following:-

Clause 386 - Mr. McGuinness indicated that he had voted against this Resolution and the wording was suitably amended.

Matters for Information:

(2017/18:034) Housing Committee:

Resolved: To note and approve the Minutes of the Housing Committee held on 9th May, 2017, subject to the following:-

Clause 6a) The Lead Member and Housing and Property Manager explained a report presented to and accepted by the Committee concerning allocation of one and two bedroomed flats.

(2017/18:035) On-Going Matters:

Resolved: To note on-going matters listed at 17th May, 2017, some of which were also dealt with in later reports and the following comments made thereon:-

- **Community Sports Hall** - “As Built” plans awaited for new Pumping Station (due to proximity to proposed location).
- Northern Civic Amenity Site - to be removed from list if concluded.
- **Bleak House** - Chief Technical Officer will report when fee proposals are received.
- **Decorative and Festive Lighting** - noted there is budget inclusion.
- **Live Streaming of Meetings** - Deputy Town Clerk will report when able.
- **Abolition of Ward Division** - Attention was drawn to comments made by Mr. Corkish at the April Board meeting.
- **Regeneration Area** - concern raised with regard to road markings.
- **Street Sweeper** - to be removed from list.
- **Dog Byelaws** - authority given to the Byelaws being sealed and signed for presentation to the Department for approval, after which they will be presented to Tynwald.
- **Off-Licence Application** - agreed not to submit an appeal. The matter will be monitored any problems arising can be drawn to the attention of the next Session Court.
- **Mobile Homes** - The Town Clerk verbally reported receipt of a statement made by the Department of Infrastructure concerning the non-application of the Overnight Parking Regulations to motorhome vehicles below 3050kg.
Finance and General Purposes:

(2017/18:036) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s report dated 12th May, 2017, subject to the following:-

Rent Arrears - queries were answered to members’ satisfaction.

Northern Civic Amenity Site: The Finance Officer advised members that the Office of Human Resources has approved the Local Employment Agreement, which they wish to use as a template, but union confirmation is still awaited. It was noted that a planning application will require to be submitted with regard to a bunded fuel storage tank.

(2017/18:037) Technical Assistant’s Report - Enforcement Actions:

Resolved: To note and approve the Technical Assistant’s report dated 11th May, 2017, subject to the following:-

A Witness Statement and Appeal in respect of the offence listed third within the report were read. It was proposed by Mr. McGuinness, seconded by Mr. Ayres and agreed by 9 votes to 1, that the appeal be rejected. Mr. Cowie voted against.

Works and Development:

(2017/18:038) Chief Technical Officer’s Report - Lezayre Road Street Lighting Scheme:

Resolved: To note and approve the Chief Technical Officer’s Report dated 10th May, 2017.

The Town Clerk informed members that if it is necessary to site street lighting columns on private property, owners consent and Departmental approval will require to be sought by way of Petition with regard to individual grants of easement.


Members considered the Chief Technical Officer’s Report dated 11th May, 2017, concerning the Notice served on the owners of the Mart Site in terms of the Building Control Act, 1991. The Chief Technical Officer advised that a Demolition Directive has been applied for but that a period of extension has been requested, by the architect acting on behalf of the owners, primarily because it will be necessary to close the road during demolition works which cannot be done until after T.T. week.

It was noted that a request has been made that the Commission support an application to be made with regard to Cooperage Lane that it be designated one-way from Bowring Road to West Quay when proposals to redevelop the site are progressed.

It was proposed by Mr. Cowie, seconded by Mr. McGuinness and agreed that Standing Orders be suspended to allow the meeting to continue to its conclusion.

Resolved: That, following a proposal by Mr. Cowie seconded by Mr. McGuinness that the Commission permit an extension of the Notice to the end of June, 2017, failing which legal action will be instigated.

It was further resolved to inform the Architects that the Commission is not prepared to consider, at this stage, the request to be made to the Department of Infrastructure’s Highways’ Division, that Cooperage Lane be designated one-way.

Housing and Property:

(2017/18:040) Housing and Property Manager’s Report - Yew Tree Apartments:

Resolved: To note the Housing and Property Manager’s dated 9th May, 2017, concerning remedial and rendering works at Yew Tree Apartments.

Any Other Business:

(2017/18:041) Refuse Ramsey AFC T.T. Campsite:

The Chief Technical Officer sought clarification on the policy to be adopted this year with regard to refuse collection from Ramsey AFC temporary campsite at Ballacloan, during the T.T. period. It was noted that whilst the nature of the refuse was domestic it volume could be considered commercial.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed without division, no charges be made in 2017.

(2017/18:042) Sundry Matters:

Resolved: To note the following in response to queries by members:-

Overgrown Hedge - The Chief Technical Officer is to meet with a person asked to cut back an overgrown hedge and investigate the circumstances of the complaint.

Shipyard Lease - The Town Clerk was requested to investigate the current status of leasing of the Shipyard.
Matters of Establishment:

(2017/18:043) Minutes Establishment Committee:

Resolved: To note and approve the Minutes of the Meeting of the Establishment Committee held on 10th May, 2017, subject to the following:

It was noted that a hearing scheduled to take place on 19th May, 2017, has been cancelled as the person involved is currently absent from employment owing to illness.

The meeting was closed at 10.15 p.m., giving a time of 3 ½ hours for payment of attendance allowances.

Chairman.