The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 19th July, 2017, at 7.00 p.m.


Apologies for absence were received from Messrs’ L. Parker and 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.

(2017/18:068) Minutes:

Resolved: That the Minutes of the Board Meeting held on 21st June, 2017, be confirmed and signed by the Deputy Chairman, subject to an amendment to the title line of minute 2017/18:046 to amend a typographical error.

(2017/18:069) 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. Mr. Corkish queried progress with regard to the site of the former Ramsey Mart and was advised that would be discussed later in the meeting.

(2017/18:070) Chairman’s Report:

Resolved: To note and approve the Chairman’s Report dated 14th July, 2017, subject to the following:

Appointment of New Police Inspector - the Chairman wished Inspector Newey every success in his new appointment and indicated that the Inspector would be invited to meet the Board. The Deputy Town Clerk advised that he has spoken with Inspector Newey who has indicated his willingness to meet the Board.

Finance and General Purposes:

(2017/18:071) Town Clerk’s Report – Amalgamation of Electoral Wards:

Members considered the Town Clerk’s Report dated 13th July, 2017, which referred to a proposal made by then member of the Commission, Mr. L. L. Hooper, that the Town’s North Ward and South Ward be amalgamated into a single electoral district. The report details the process required, including a Public Inquiry, to bring about such amalgamation and indicates the impact of such action.
(2017/18:072) Town Clerk’s Report – Amalgamation of Electoral Wards Cont:

General discussion ensued during which members were reminded that local authority members were not required to live in the ward, or indeed Town or Parish, that they represented, qualification being that their name is on an electoral register on the Island.

During discussion the view was expressed that the public feel better served with two wards. Members also felt that additional costs, particularly should bye-elections be necessary could not justify the amalgamation.

Resolved: That, following a proposition by Mr. Corkish, seconded by Mr. Hankin, and agreed by 9 votes to 1, the Commission do not progress amalgamation of wards in Ramsey to form a single ward. Mr. Young voted against.


Members considered the Town Clerk’s Report dated 14th July, 2017, which referred to the circulated consultation entitled Designation of Inshore Marine Nature Reserves. General discussion ensued during which Mr. Young indicated he would be making a personal response to the consultation. Concern was expressed at the effects of scallop dredging.

Resolved: That, following a proposition by Mr. McGuinness, seconded by Mr. Oldham, that the Commission indicate their general support of the proposals and welcome any plans to extend marine conservation areas. The proposal was agreed without division.

(2017/18:074) Town Clerk’s Report – Ending Contracting-Out of the State Second Pension:

Members considered the Town Clerk’s Report dated 14th July, 2017, which referred to the circulated consultation entitled “Proposed Changes to the Manx Social Security and National Insurance Systems”.

Resolved: That, following a proposition by Mr. McGuinness, seconded by Mr. Ayres, and agreed without division, consideration of this matter be deferred to the meeting of the Board to be held on 16th August, 2017.


Members considered the Town Clerk’s Report dated 14th July, 2017, which referred to notification from the Hon Chris Thomas, M.H.K., Minister for Policy and Reform, in respect of a high level policy on means testing.

Discussion ensued during which members expressed their general dissatisfaction with the consultation, which they considered lacking in content and detail.

\[\text{(Signature)}\]
Resolved: That, following a proposition by Mr. Cowie, seconded by Mr. Hankin, that the Commission challenge the lack of detail and submit comment in view of the lack of detail, they are not in favour of Section 2 but generally supportive of Section 4. The proposition was agreed without division.

(2017/18:076) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 13th July, 2017, subject to the following:

Summary of Revenue Income and Expenditure: In response to a query with regard to the difference in monthly income received, the Finance Officer advised that this was due to time income was received and referred primarily to receipt of Housing Deficiency.

(2017/18:077) Technical Assistant’s Report - Commemoration of Loss:

Resolved: To note and approve the Technical Assistant’s Report dated 13th July, 2017, detailing the losses during the Great War to be commemorated in the next few weeks.

The Chairman encouraged members’ attendance at the commemorations.

(2017/18:078) Technical Assistant’s Report - Enforcement Action:

Resolved: To note and approve the Technical Assistant’s Report dated 13th July, 2017, detailing actions progressing against persons in breach of Town Byelaws.

Members raised general queries with regard to disabled bay marking and signage in Parliament Street which the Chief Technical Officer undertook to bring to the attention of the Department of Infrastructure. Members asked to be provided with a map indicating the car parks within the Town that are under the control of the Commission and also those subject to Town Byelaws.

Works and Development:

(2017/18:079) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 13th July, 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:-
(2017/18:079) Chief Technical Officer’s Report - Planning Applications Cont:

REF NO: 3496  
P.A. NO.: 17/00688/B  
APPLICANT: Dandara Homes Limited  
PROPOSED: Erection of 26 dwellings with associated highways and drainage works  
NOTES: P.A. in Detail  
SITE: Auldyn Meadow Development, off Auldyn Meadow Drive, Ramsey.

Discussion ensued during which Mr. Corkish asked if the roadway associated with the development could be progressed and developed to provide an alternative route during reconstruction of Lezayre Road. The Town Clerk explained that part of the land that would enable this was in third party private ownership. Mr. Corkish queried if the parties, namely Dandara Homes Limited, the Department of Infrastructure and the third party could discuss this roadway prior to reconstruction of Lezayre Road. The Deputy Town Clerk advised plans for the reconstruction have gone back to the drawing board and that consultations have yet to be recommenced.

Mr. Ayres queried the condition of the carriageway and asked if the through roadway would be on a “keep-left” basis. The Chief Technical Officer undertook to raise the concerns about the condition of the roadway with the Department of Infrastructure.

With regard to the specific application, it was proposed by Mr. Oldham, seconded by Mr. Cowie, and agreed without division, that the Commission submit observations:-

- Full details of affordable home agreement to be provided as a condition of any approval, and
- The works to provide the second carriageway to be completed prior to occupation of the first of the properties which are the subject of this application.

No comments were made on the Appendix to this report.


Resolved: To note the Chief Technical Officer’s report dated 12th July, 2017, advising of receipt of advice that a Notice has been received of an intention to demolish buildings at Tower Road, Ramsey.
Parks and Leisure:

(2017/18:081) Deputy Town Clerk’s Report - National Week Events:


In introducing this item the Lead Member commented on the success of the events and thanked the members for their attendances and the staff for the additional duties undertaken. Mr. Hankin did however refer to the need to advertise the events more fully for future years. Mr. Hankin also referred to comments made by the bands that had participated in the “Brassed-Off” event in that they would like to do something similar in the future but as entertainment, rather than a competition.

(2017/18:082) Notice of Motion - Courthouse Sub-Committee:

The Notice of Motion dated 12th June, 2017, standing in the name of Mr. P. S. Ayres, and originally put to the Board meeting held on 21st June, 2017, was proposed by Mr. Ayres, namely that:-

“The Courthouse sub-committee be disbanded as their remit has been completed as far as looking at uses for the courthouse following acquisition, and that the Policy Committee take on the responsibilities of managing the future use of the Courthouse when it is acquired.”

Mr. Oldham seconded the motion, which was then opened for debate.

It was felt that once public viewing of the Courthouse was allowed it would enable informed options of possible uses to be put to the Commission.

Mr. McGuinness proposed an amendment to the Notice of Motion, in that the wording cease after the words “following acquisition”. Mr. Ayres indicated he was happy to accept this amendment, which was put to the vote and carried by 9 votes to 1, Mr. Corkish voting against.

Mr. McGuinness felt that the future of the Courthouse might be considered by a separately constituted Committee of the Commission, but this could be decided when appropriate to do so.

Any Other Business:

(2017/18:083) Mountain Road Closure - Festival of Motorcycling:

The Town Clerk verbally reported a request received from the Department of Infrastructure seeking the Commission’s preference as to the proposed closure of the Mountain Road to enable preparatory works to be undertaken prior to the Festival of Motorcycling. It was noted that the Department offered two options.
(2017/18:083) Mountain Road Closure - Festival of Motorcycling Cont:

The options were put to the vote, as follows:

- Off Peak - one day closure between 9.30 a.m. and 4.30 p.m. - supported by Messrs' Ayres, Corkish, Cowie, McGuinness;
- Evenings - two evenings between 6.30 p.m. and 10.00 p.m. - supported by Mesdames Quayle and Wedgwood, and Messrs' Canon Greenwood, Hankin, Oldham and Young.

Mr. Corkish referred to large bales situated on the T.T. course that were causing a traffic obstruction. It was agreed this matter be referred to the Department of Infrastructure.

(2017/18:084) The Mart Site:

The Town Clerk verbally report receipt of an email from Manx Demolition concerning the imminent demolition of the Mart Site and the requirement to close the Bowring Road carriageway for one week to facilitate such works. The Town Clerk advised that residents in Temperance Terrace will be contacted about the works and the proprietor of the nearby café, Mr. C. Meier, has indicated his intention to be closed immediately after the Festival of Motorcycling, which is when the proposed works will be carried out. Members were advised that although the period of road closure is one week, the works should only take two or three days.

Resolved: That, following a proposition by Mr. Oldham, seconded by Mr. Young and agreed without division, that the Commission defer consideration of progressing a Notice against the owners of the Mart Site, until completion of the demolition works.

[Subsequent to this matter having been considered the Town Clerk informed Members, on 20th July, 2017, that he had mis-read the email from Manx Demolition, in that they intend to undertake the works before the Festival of Motorcycling and not after it.]

(2017/18:085) Ramsey Carnival:

Mr. Oldham verbally reported that the Bank Account for Ramsey Carnival had been established and currently held assets of approximately £3,000. A successful bag-pack had been undertaken at Shoprite, and additional sponsorship had been received for this year’s carnival. Mr. Oldham also informed members of the possibility of a sponsor for 2018 who is willing to sponsor the whole event.

(2017/18:086) Representative Reports:

Mr. McGuinness verbally reported on his attendance and the welcome he had received at a recent meeting of the Isle of Man Municipal Association.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.22 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.

(2017/18:087) Minutes:

Resolved: To note that no matters from the meeting of the Board Meeting held on 21st June, 2017, were recorded in private.

Matters for Information:

(2017/18:088) Housing Committee:

Resolved: To note and approve the Minutes of the Housing Committee held on 4th July, 2017, subject to the following:-

Clause 14c) It was noted that terms of the approval would also be governed by other agencies.

Clauses 15a and 15b - the differing circumstances, requiring the application of lodger charges in clause 15b were explained.

(2017/18:089) Policy Committee:

Resolved: To note and approve the Minutes of the Policy Committee held on 12th July, 2017, subject to the following:

Dog Byelaws - Mr. Ayres enquired if the byelaws, specifically with regard to fouling, applied to horses and members were advised not. Control of horses in amenity areas and on beaches are however provided for within Amenity Byelaws.


Resolved: To note on-going matters listed at 19th July, 2017, which was tabled and the following comments made thereon, accepting that some matters are referred to in other sections of these minutes:-

Tenant Representation - this matter will be again included in the tenants’ newsletter to be distributed in September.

Extension to street lighting Lezayre Road - the Chairman declared an interest. The Chief Technical Officer verbally reported that the owners of the properties, in which it will be necessary to site lighting columns have given their verbal consent. Easement agreements between the property owners and Manx Utilities will require to be entered into.
(2017/18:090) On-Going Matters “Action Tracker” Continued:

_Bleak House:_ The Chief Technical Officer verbally informed members that he and an Environmental Health Officer had recently attended the premises, as a result of a report that masonry had fallen from the property into the garden and there is concern at the deterioration in the condition of the property. The Chief Technical Officer had also visited the premises with Mr. P. McOwan (McOwan & Collett Consultants).

Although a report from Mr. McOwan is awaited, he has indicated that it would be dangerous to try and remove additional loose masonry as this could cause more structural damage. The advice is to leave the premises and erect a solid hoarding to prevent access. Any further reparation works to make the premises safe could require the replacement of lintels over the window heads. The Chief Technical Officer has contacted the Department of Infrastructure with regard to putting a hoarding, by way of HERAS fencing, on the pavement. It was noted that the Commission does not have its own HERAS fencing.

It was noted that the majority owners of the premises have been advised not to enter the premises, but choose to do so. Members were advised that the premises do not have electricity and the emergency services are not prepared to enter the property.

Resolved: Following a proposition by Mr. Oldham, seconded by Mrs. Quayle and agreed without division, that the Commission purchase a quantity of HERAS fencing, and after seeking legal opinion install a hoarding to prevent access to the premises Bleak House.

_Live Streaming of Meetings_ - the Deputy Town Clerk indicated he would present a report to the August Board Meeting.

_Regeneration Areas_ - concern was expressed as to the health of the topiary trees. The Chief Technical Officer will ask the Head Gardener to look at these trees.

_Mobile Homes Parking on Public Highway_ - the Town Clerk verbally reported his understanding that a consultation may be forthcoming. He also advised that there may be a possibility that parking facilities could be made available at Balladoole. The Town Clerk was requested to make formal enquiry to the Department of Infrastructure about this.

_Vollan Pumping Station_ - the Chief Technical Officer reported that the pumping station is understood to be up and running, but the commissioning date has yet to be confirmed. The Chief Technical Officer was requested to arrange for a visit to the Vollan Pumping Station and Balladoole site through the Manx Utilities Authority.

It was agreed to add “Survey of Housing Tenants”, on which the Housing and Property Manager will report; and iPod/technology provision to the list.
Finance and General Purposes:

(2017/18:091) Town Clerk’s Report - Former Swimming Pool:

Members considered the Town Clerk’s Report dated 4th July, 2017, advising of a tentative approach made with regard to the possible acquisition of the former Swimming Pool on the Queen’s Promenade, now used as a bowling alley.

Resolved: That, following a proposition by Mr. Ayres, seconded by Mr. Oldham, and agreed by 7 votes to 2, the requester be thanked for his enquiry and informed that the Commission is not prepared to consider the sale of the former swimming pool at the present time.

Messrs’ Cowie and Young voted against. Mrs. Quayle declared an interest, due to residential proximity and did not vote.

(2017/18:092) Town Clerk’s Report - Ramsey Shipyard:

Members considered the Town Clerk’s Report dated 13th July, 2017, concerning the advertisement placed by the Department of Economic Development seeking expressions of interest for the operation of the Shipyard.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Oldham and agreed without division, the Department be informed that the Commission does not object to the proposal to invite expressions of interest.

(2017/18:093) Town Clerk’s Report - Rate Appeals:

Members considered the Town Clerk’s Report dated 4th July, 2017, concerning appeals made for rate reductions at Royal Park, Ramsey, because of proximity of building works taking place in the vicinity.

Resolved: Following a proposal by Mr. Hankin, seconded by Mrs. Wedgwood, to ratify the decision made by the Lead Member, due to time factors, to accept the recommendations made by the Government Valuer that a reduction be granted for one only of the appellants - the other two being considered too far away to justify a reduction. The action was agreed without division.

The Town Clerk verbally drew attention to an additional request for a rate reduction adjacent to development at Clifton Park, for which a temporary reduction has been recommended.

It was further resolved, following a proposal by Mr. McGuinness, seconded by Mrs Quayle, and agreed without division, to accept the Government Valuer’s recommendation on this request.
(2017/18:094) Town Clerk’s Report - Shoprite Limited - Station Road Car Park:

Members considered the Town Clerk’s Report dated 12th July, 2017, concerning Shoprite Limited’s use of part of the Commission’s Station Road Car Park.

Resolved: That advice be sought from the Commission’s Advocates and Government Valuer, upon receipt of which the Town Clerk report further to the Board.

It was proposed by Mr. Cowie, seconded by Mr. McGuinness that Standing Orders be suspended to allow consideration of the Chief Technical Officer’s Report and one other item of business:

Works and Development:


Members considered the Chief Technical Officer’s Report dated 12th July, 2017, concerning the Town Warden contract with ARCA Securities Limited, acting through their Isle of Man agents. The Committee noted that the UK company would appear to be non-compliant in the submission of required papers and the Island Agent has hinted that the company may be in the early stages of being wound up.

Discussion ensued with regard to the options available to the Commission. Members were advised that to discontinue the contract with ARCA Securities Limited, would constitute breach of Contract and could result in legal action being taken against the Commission. The Finance Officer reported that attempts to contact the Company have not been successful.

Resolved: That, following a proposition by Mr. McGuinness, seconded by Mr. Hankin, the Island Agent be informed that the Commission regret it is obliged to continue the contract with ARCA Securities Limited.

It was further resolved that the matter be reviewed in three months’ time, when it will be decided whether to offer a temporary contract to the Island agent of the Company or invite tenders for the Town Warden service.
Any Other Business:

(2017/18:096) Ramsey Carnival:

Mr. Oldham, on behalf of Ramsey Carnival Committee, asked if the Board would be prepared to make a donation to the Carnival in the sum of £395 towards the cost of insurance.

Resolved: That, following a proposal by the Mr. Cowie and seconded by general consensus, that a donation be made to the Carnival Committee by way of Town Vouchers to the Value of £400 to provide the prizes for the Carnival.

Mr. Oldham did not vote on this matter.

The meeting was adjourned at 10.22 p.m. giving a time of 3 ½ hours for payment of attendance allowances and will reconvene on 27th July, after the media training arranged to commence at 6.00 p.m.

Chairman.

[Signature]