The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 16th August, 2017, at 7.00 p.m.


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

The Deputy Chairman occupied the Chair.

(2017/18:103) Minutes:

Resolved: That the Minutes of the Board Meeting held on 19th July, 2017, and reconvened on 27th July, be confirmed and signed by the Chairman, subject to:-

Clause 96 - Ramsey Carnival: the clause was amended to reflect that Mr. McGuinness had proposed the resolution. The wording was also amended slightly to reflect that the clause had not been seconded but approved by general consensus.

(2017/18:104) Matters Arising:

The Deputy 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:

(2017/18:105) Town Clerk’s Report – Consultation Encouraging Active Travel:

Members considered the Town Clerk’s Report dated 11th August, 2017, advising of receipt of the above-titled Consultation, issued by the Department of Infrastructure. Discussion ensued during which members expressed the views that the incentive was welcomed but employers would be required to make changing facilities available, the infrastructure is not conducive to cycling - roads are dangerous, hedges are overgrown. It is felt there is need for a safety awareness campaign.

Mr. Parker indicated that he and the Town Clerk had attended a recent meeting from which he understood that the first stage of this proposal would be in Douglas.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Ayres and agreed without division that the Department be advised of the Commission’s general support to this matter and hope the next stage can be in the North of the Island.
(2017/18:106) Town Clerk’s Report – Consultation Ending Contracting-Out of the State Second Pension:

Members considered the Town Clerk’s Report dated 11th August, 2017, which referred to the circulated consultation entitled “Proposed Changes to the Manx Social Security and National Insurance Systems”, consideration of which had been deferred at the July, 2017, Board Meeting. Notes prepared by the Finance Officer were also circulated. Members noted that Treasury will introduce the new Manx Pension from 6th April, 2019, and that changes to the National Insurance Contributions will have effect the finances of the Commission by introducing additional costs equating to approximately a 3.5p rate. Members felt that the changes will happen and, as their implementation will be compulsory, why consult? It was queried if the Commission should object to the proposals and suggested that feedback be given rather than just an objection.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mrs. Quayle and agreed that Treasury be informed of the Commission’s belief that this matter is a fait accompli and ratepayers will suffer.

(2017/18:107) Town Clerk’s Report – Consultation Voluntary Registration of Land:

Members considered the Town Clerk’s Report dated 11th August, 2017, which advised of receipt of the above-titled Consultation issued by the Land Registry. The Town Clerk explained the requirement to register land within 3 months of acquisition since 2000, and that prior to that date such registration was by Deed of Conveyance. The voluntary registration is to protect land ownership.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Oldham and agreed without division, that the Commission support the proposal.


Members considered the Town Clerk’s Report dated 11th August, 2017, concerning the application made by the Trafalgar Pub Limited to site two “amusement with prizes” machines in the Trafalgar Hotel, West Quay, Ramsey.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Corkish, and agreed by 10 votes to 1, Mrs. Wedgwood voting against, the Commission offer no objection to the proposal.

(2017/18:109) Town Clerk’s Report – Local Elections Act, 2006, – Production of Poll Cards:

Resolved: To note the Town Clerk’s Report dated 11th August, 2017, advising of the decision taken by the Cabinet Office that, in future, local authorities will be responsible for the production of poll cards for local authority elections.
(2017/18:110) Deputy Town Clerk’s Report – Member Photographs:

Resolved: To note the Deputy Town Clerk’s Report dated 10th August, 2017, advising that official photographs will be taken of members, prior to the Board Meeting to be held on 20th September, 2017.

(2017/18:111) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 10th August, 2017, subject to the following:-

Rates: Mr. Corkish queried if any properties in Ramsey, for which rate arrears exist, had been “arrested”. The Town Clerk advised members that the town rates are collected by Treasury on our behalf. There is a 98% collection record and it is Treasury who decide what legal action should be taken against defaulters. The Town Clerk also advised that he has sought the views and policy of Treasury on debt recovery and will report to the Commission in due course once a response is received.

(2017/18:112) Technical Assistant’s Report - Commemoration of Loss:

Resolved: To note and approve the Technical Assistant’s Report dated 10th August, 2017, detailing the losses during the Great War to be commemorated in the next few weeks.

(2017/18:113) Technical Assistant’s Report - Enforcement Action - Court Hearings:

Resolved: To note and approve the Technical Assistant’s Report dated 9th August, 2017, detailing actions progressed against persons parking vehicles in spaces designated for the disabled at Station Road (Shoprite) Car Park.

Members were informed that offences of this nature were subject to prosecution and not issue of fixed penalty notices. Members asked if media coverage could be given of these prosecutions in addition to emphasis being given of the need to display disabled badges.

Works and Development:

(2017/18:114) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 10th August, 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:-
(2017/18:114) Chief Technical Officer’s Report - Planning Applications Cont:

REF NO: 3503
P.A. NO.: 17/00759/C
APPLICANT: Ellan Vannin Chiropractic Clinic
PROPOSED: Change of use of first floor residential unit to provide clinic treatment rooms
NOTES: P.A. - Change of Use
SITE: 1, The Courtyard, Rear of No. 3, Water Street, Ramsey.

It was agreed to submit an observation to request the hours of operation being included within any approval.

It was further agreed to draw the attention of the application to the availability of car parking spaces in the vicinity available for rental from the Commissioners.

REF NO: 3504
P.A. NO.: 17/00766/B
APPLICANT: Mr. P. Caine
PROPOSED: Erection of decking platform and steps within rear garden for maintenance purposes
NOTES: P.A. in Detail
SITE: 12, Killeaba Mount, Ramsey.

It was proposed by Mr. McGuinness, seconded by Mr. Young and agreed without division that no objection be submitted.

REF NO: 3505
P.A. NO.: 17/00776/B
APPLICANT: Manx Telecom
PROPOSED: Replacement of existing chimney with a new chimney, and the installation of two telecommunications antennas
NOTES: P.A. in Detail
SITE: The Royal George Hotel, 10 - 12, Market Place East, Ramsey.

This application was brought to the Board’s attention owing to its location within the Conservation Area.

It was proposed by Mr. Parker, seconded by Mrs. Wedgwood and agreed without division that no objection be submitted.
(2017/18:114) Chief Technical Officer’s Report - Planning Applications Cont:

REF NO: 3507
P.A. NO.: 17/00794/B
APPLICANT: Mr. P. Watterson
PROPOSED: Variation of conditions 2 & 6 of PA 16/00794/B, demolition of existing dwelling & erection of two detached dwellings with integral garages, relating to the approved Tree Survey and Report to allow for the removal of seven trees along the existing driveway

NOTES: P.A. in Detail
SITE: Eastfield, Bride Road, Ramsey.

It was agreed to submit an observation to request that a requirement to plant a replacement hedge be included within any approval.

Housing and Property:


Resolved: To note the Housing and Property Manager’s Report dated 11th August, 2017, to which was appended statistics required by and to be produced to the Department of Infrastructure.

The Housing and Property Manager explained that the statistics provide more information than is required by the Department and should be useful in identifying trends or if any changes are needed to any existing policies.

Parks and Leisure:

(2017/18:116) Deputy Town Clerk’s Report - Ramsey Carnival:

Resolved: To note and approve the Deputy Town Clerk’s Report dated 10th August, 2017, concerning the appreciation conveyed by Mr. Matt Child, Chairman Ramey Carnival Committee.

Mr. Hankin asked if the Commission’s thanks and congratulations could be conveyed to the Carnival Committee.
Any Other Business:

(2017/18:117) “Thriller at the Villa”:

Mr. McGuinness informed members that Mr. Chris. Mooney, had discussed with him the charity boxing competition “Thriller at the Villa”, to be held in September, 2017, and enquired if the Commissioners would be able to give any publicity to the event, which is between Ramsey and Douglas boxers.

Resolved: That the event be given publicity through the Commission’s website and facebook.

(2017/18:118) Representative Reports:

Mr. McGuinness verbally reported on his attendance at a recent meeting of the Northern Local Authorities Swimming Pool Board. The report is included, viz:

“An efficient hour long meeting at the end of July thanks to a number of reports and policies being emailed ahead of the meeting for perusal. The bulk of which relate to Health & Safety.

The carnival was discussed and the general mood was positive with the request of a bit more notice next time of the road closure impact.

There are a number of on-going maintenance and upgrading projects currently awaiting progression, as the NSC’s temporary pool closure next year looms on the horizon there are a number of funding constraints from the central capital expenditure pool that require juggling and this is resulting in delays for Ramsey.

All in all I am happy to report the pool is operating well as always. You might even say that things are going swimmingly.”

The Chairman thanked the public and media representatives for attending and closed the public session at 8.05 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.

(2017/18:119) Minutes:

Resolved: To note that no matters from the meeting of the Board Meeting held on 19th July, 2017, reconvened on 27th July, 2017, were recorded in private.

Matters for Information:

(2017/18:120) Housing Committee:

Resolved: To note and approve the Minutes of the Housing Committee held on 1st August, 2017, subject to the following:-

Clause 22a) It was confirmed that arrears of rent have been cleared. Mr. McGuinness expressed concern that approved mutual or inter-authority transfers might disadvantage applicants on transfer waiting lists, who may have a greater urgency for a transfer of tenancy.

It was suggested that mutual transfers be permitted only if parties are on the transfer waiting list. The Housing and Property Manager advised that a current review of housing policies is being undertaken and concerns expressed about transfers will be considered during the process.

Clause 22c) It was noted that there is a general policy that tenants be permitted 1 dog and 2 cats. The Housing and Property Manager reminded members that permission should be sought by tenants to keep any pets.

Mr. Cowie attended the meeting during consideration of this Clause at 8.30 p.m.

(2017/18:121) Policy Committee:

Resolved: To note and approve the Minutes of the Policy Committee held on 3rd August, 2017, subject to the following:-

Dog Byelaws - the byelaws, approved and drafted by the Attorney General’s Chambers, have been received, for signature by the Commissioners, prior to submission to the Department for final approval. It was noted that signs and notices are ready to go out.

Soapbox Derby - concern was expressed about the poor entry for Peel’s soapbox event. Resolved: That following a proposal by Mr. Oldham, seconded by Mrs. Wedgwood and agreed, support be given to the Ramsey Soapbox Derby, as a Commission run event.

Balladoole Sewerage Treatment Plant - Mr. Young advised that the Commission should be aware of strong tidal currents that might make the Mooragh beach unsuitable for sea bathing.

Resolved: To note on-going matters listed at 16th August, 2017, which was tabled and the following comments made thereon, accepting that some matters are referred to in other sections of these minutes:

Community Sports Hall - it was proposed by Mr. McGuinness, seconded by Mr. Young and agreed without division, that the amount budgeted as a contribution towards provision of public conveniences within the Community Sports Hall, be taken out of this year’s accounts and identified as a designated fund to 2018/19 accounts.

Extension to Street Lighting Lezayre Road - the Chief Technical Officer advised that Manx Utilities had indicated they would be seeking easements, but he was unaware of what progress has been made. The Chairman declared an interest, but queried if the Commission should be making application for such easements.

The Town Clerk advised that this action would require written permission from the respective land-owners to the easements and submission of a petition to enable such action. It was agreed that the Commission progress this action.

Bleak House - members were informed that legal advice on permitted access is awaited. It was noted that there is sufficient “Heras” fencing to secure the premises although delivery of bolts is awaited. The Town Clerk informed members of his discussion with the Isle of Man Fire Service and advised members that action under the Housing Act might be appropriate to prevent access to the premises. The Town Clerk recommended that the premises be fenced and gated, a key provided to Mr. Morris subject to him being advised of such action and signing a disclaimer should he have reason to enter the premises. A Closure Notice could be progressed under the Housing Act, which would enable to be taken against Mr. Morris in his personal capacity.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed unanimously, action suggested by the Town Clerk be progressed.

Decorative and Festive Lighting - it was agreed to temporarily suspend consideration of this matter. It was felt that options with costings need to be considered including a conceptual design, the Town Centre Manager is to be requested to report further.

Adoption of Land Traie Twoie - it was noted that draft documentation has not yet been received by the Commission’s advocates, who have advised of the need to investigate guarantees concerning contamination and consider inclusion of a clause(s) requiring guarantees / or a bond. It was also agreed to investigate insurance against contamination from the remediated lands.

Dog Byelaws - As reported in Clause 121, the byelaws have been received. It was proposed by Mr. McGuinness, seconded by Mr. Hankin and agreed without division, that they be sealed and signed on behalf of the Commission.
(2017/18:122) On-Going Matters “Action Tracker” Continued:

Mobile Homes Parking on Public Highway - Mr. Corkish informed members of his understanding that northern Parish Authorities had asked that a condition that no overnight parking be permitted at Balladoole be applied to the original planning application. Any change of use would require a further planning application.

Water Street Car Park - Party Wall - the structural engineer’s report has been received and a further report will be presented to the September Board Meeting.

Legacy Landfill Sites - the Chief Technical Officer advised that no contact has been received from the person undertaking this study. It was agreed the matter be removed from the “Action Tracker” and if necessary reintroduced in the future.

Town Warden Service - this situation is to continue to be closely monitored for any breach of contract.

Finance and General Purposes:

(2017/18:123) Town Clerk’s Report - Highways Act - Advertising Boards and Street Furniture:

Members considered the Town Clerk’s Report dated 10th August, 2017, concerning the request made for a refund of charges levied in 2016/17, in respect of applications for which processing had been delayed due to changes in statute.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Cowie, and agreed without division, that all charges made be refunded.

(2017/18:124) Deputy Town Clerk’s Report - Fynoderee Distillery:

Members considered the Deputy Town Clerk’s Report dated 10th August, 2017, concerning the request made for the Commission’s support to a proposed planning application and business incentive.

Resolved: That the correspondent be informed of the Commission’s welcome to and support for any new business. The Commission felt it inappropriate to make any preemptive comment with regard to a planning application.
(2017/18:125) Deputy Town Clerk’s Report - Live Streaming:

Members considered the Deputy Town Clerk’s Report dated 10th August, 2017, presenting options with regard to a proposal that the Commission’s public meetings have “live streaming”. Discussion ensued during which it was suggested that cheaper and alternative options than those presented might be available.

Resolved: That, following a proposal by Mr. Oldham, seconded by Mr. Williams, no further investigation be undertaken on this matter and the proposal to live stream public meeting be taken no further.

The proposal was carried by 8 votes to 4, Messrs’ Ayres, Cowie, McGuinness and Parker voting against.

(2017/18:126) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s General Report dated 10th August, 2017 subject to the following:-

Estimates and Revenue 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 Housing Deficiency. The Finance Officer advised members how the Housing Deficiency is calculated.

Aged Debtors - it was noted that some credit balances were reflected in this appendix. The Finance Officer advised that these would be adjusted against future invoices.

(2017/18:127) Technical Assistant’s Report - Mitigation Against Fixed Penalty Notice:

Members considered the Technical Assistant’s Report dated 10th August, 2017, concerning mitigating circumstances submitted in response to the issue of fixed penalty notices for littering.

Resolved: That, following a proposal by Mr. Ayres, seconded by Mrs. Quayle, and agreed without division, that the appeal be rejected and both fixed penalty notices stand.

Works and Development:

(2017/18:128) Town Clerk’s Report - Former Mart Site / Cooperage Lane:

Members considered the Town Clerk’s Report dated 14th August, 2017, concerning the Notice applied to the former Mart Site and Cooperage Lane. Members noted that the owner of the site has now indicated an intention to demolish buildings thereon, after the Festival of Motorcycling - in response to a Notice served by the Commission.
The Town Clerk reminded members that it would be necessary to suspend Standing Orders to allow consideration of this matter. It was proposed by Mr. McGuinness, seconded by Mr. Oldham and agreed by 7 votes to 5 that Standing Orders be suspended to allow this matter to be further considered - Mesdames Quayle and Wedgwood, and Messrs’ Greenwood, Oldham, McGuinness, Young and Parker voting in favour.

Discussed ensued during which it was noted that the Architect, acting for the owner of the site, has indicated that his client is seeking the Commissioners’ support to making Cooperage Lane one-way. It was noted that this option had been scheduled to be considered by the Highway Authority, but suspended because a planning application had been rejected. It has been suggested that the Highway Authority will favourably consider making Cooperage Lane one-way if promoted and supported by the local authority.

Members felt that it might be prudent to suggest the Highway Authority investigate making Cooperage Lane one-way, as this could only be beneficial to ensuring the nuisance caused by the ruinous condition of the former Mart Site is alleviated.

It was proposed by Mr. Parker, seconded by Mr. Cowie and agreed to Suspend Standing Orders further at this stage to allow the meeting to continue to its conclusion.

It was proposed by Mr. Cowie, seconded by Mr. Williams, that the Commission pass this matter to Commissioners’ representative on the Northern Traffic Management Committee, Mr. Corkish, for discussion by that Committee and the Commission invoke the Notice issued under Section 24 of the Building Control Act, 1991.

Mr. McGuinness proposed an amendment to the effect that the Commission allow consideration of the making of Cooperage Lane one-way to take its course, after which the Commission invoke the Section 24 notice as necessary. This amendment was seconded by Mr. Corkish.

The amendment was put to the vote and was carried by 10 votes to 2 - Mr. Cowie and Mr. Williams voting against.

Resolved: the Commission allow consideration of the making of Cooperage Lane one-way to take its course, after which the Commission invoke the Section 24 notice as necessary.
Parks and Leisure:

(2017/18:129) Town Clerk’s Report - Ramsey BMX Club - Concession of Land Mooragh Estate:

Members considered the Town Clerk’s Report dated 10th August, 2017, concerning the approach made on behalf of Ramsey BMX Club with regard to the concession on the BMX Track which runs until 31st March, 2020, and seeking a revised time period from 2018.

Resolved: That following a proposal by Mr. Hankin, seconded by Mr. Ayres and agreed unanimously, to enter into a new lease with Ramsey BMX Club, for a period of 7 years from 1st April, 2018, and on similar terms to the present lease.


Members considered the Deputy Town Clerk’s Report dated 10th August, 2017, concerning the 2017 Christmas Light Switch-On. General discussion ensued regarding the timing of the “switch-on”, endurability of the trees and whether a local charity should be nominated.

Mr. McGuinness proposed that the Chamber of Commerce continue to organise the Switch-on, on a date similar to previous years and the Chamber be permitted to decide to which charity any funds raised will be donated.

A further proposal was put by Mr. Cowie, seconded by Mrs. Quayle that the Chamber be asked to organise the Switch-on and consider doing so one week later than in previous years. This proposal was put to the vote and carried by 9 votes to 3, Messrs. McGuinness, Oldham and Young voting against.

Mr. Parker declared an interest owing to membership of the Chamber of Commerce.


Members considered the Deputy Town Clerk’s Report dated 10th August, 2017, concerning the approach made by Mr. C. Machin, with regard to the 25th Anniversary of the MX5 Club.

Resolved: That, following a proposal by Mr. Hankin, seconded by Mr. McGuinness, consideration of this matter be deferred, but Mr. Machin be informed of the Commission’s agreement to the principle of the anniversary being marked.

[Signature]
(2017/18:132) Deputy Town Clerk’s Report - Firework Display November 2017:

Members considered the Deputy Town Clerk’s tabled Report dated 16th August, 2017, detailing the quotations submitted for the 2017 Firework Display, and querying the date on which the display should be held.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed, that the quotation submitted by Galaxy Fireworks IOM, in conjunction with ELS for audio and lighting be accepted.

It was further resolved that the fireworks be discharged on 5th November and the opportunity to provide additional catering facilities be offered, in view of anticipated attendees.

Matters of Establishment:

(2017/18:133) Minutes Establishment Committee:

Resolved: To note and approve the Minutes of the meeting of the Establishment Committee held on 3rd August, 2017.

The meeting closed at 10.50 p.m. giving a time of 4 hours for payment of attendance allowances.

Mr. Hankin asked that his apologies for absence be recorded for the Board Meeting to be held on 20th September 2017.

Chairman.