The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 18th October, 2017, at 7.00 p.m.


Apologies for absence were received from Rev’d. Canon N.D. Greenwood.

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

**(2017/18:167) Election Deputy Lead Member for Parks and Leisure:**

The Chairman called for nominations to elect a Deputy Lead Member for Parks and Leisure to 30th April, 2018.

Mr. Ayres was proposed by Mr. Hankin, seconded by Mr. Corkish. There were no further nominations. Mr. Ayres accepted the nomination and was duly declared elected.

**(2017/18:168) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 20th September, 2017, be confirmed and signed by the Chairman, subject to the following:-

1. Mr. Ayres indicted that he had conveyed apologies that he would be late in arriving at the meeting, but owing to time factors had been unable to ultimately attend.
2. The reference that “The Deputy Chairman occupied the Chair” was deleted.
3. Clause 149 - it was noted that Mr. Williams had reported on a meeting of the Chamber of Commerce and not the Isle of Man Municipal Association.
4. The duration of the meeting was corrected to read 2 ½ hours for attendance allowances.

**(2017/18:169) 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.

1. Mr. Hankin advised that the Librarian had informed him of a recent visit made to the Town Library by the Tynwald Library Committee and about which the Librarian would be reporting. It was noted that the visitors were impressed at the facilities offered by the Town’s library in addition to its lending service.
(2017/18:170) Chairman’s Report:

Resolved: To note and approve the Chairman’s Report dated 13th October, 2017, subject to the following:-

- **Civic Sunday** - Mrs. Wedgwood conveyed apologies she will be unable to attend as she will be off the Island. Mr. Ayres apologised he would not be attending as a matter of principle.
- **Town of Ramsey Remembrance Sunday** - the Chairman advised members that it is hoped to dedicate the poppies located in the atrium of the Town Hall, prior to the British Legion’s Coffee Morning on 4th November.

The Chairman indicated that there would be attendance at the Ramsey War Memorial on 11th November for the observance of the Two Minutes’ Silence at which anyone able to attend would be most welcome. The Chairman also indicated that the Members have been invited to attend the Ramsey Branch Royal British Legion’s Service of Remembrance that will be held at Trinity URC on the evening of Remembrance Sunday, at 6.30 p.m.

Finance and General Purposes:


Members considered the Town Clerk’s report dated 16th October, 2017, advising of the “Root and Branch Review” being undertaken by the Cabinet Office of electoral administration and legislation, on 3rd November, 2017, to which the Town Clerk and Members have been invited.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Parker, and agreed without division, the Chairman and Town Clerk attend, because they had previously given evidence to the Tynwald Select Committee.

The Chairman indicated he was not sure if he was able to attend on this date. Mr. Ayres indicated that he has been invited to attend independently.

(2017/18:172) Finance Officer’s Report:

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

- **Audit and Financial Statements for the year ended 31st March, 2017**: it was proposed by Mr. McGuinness seconded by Mr. Williams and agreed without division to approve and authorise signature of the financial statements, by the Chairman and responsible Finance Officer.
- **Northern Civic Amenity Site**: It was agreed, following a proposal by Mr. McGuinness seconded by Mr. Williams to retrospectively approve the recycling licencing agreement and signature thereof.

The Finance Officer was thanked for the clarity of the information provided to Members.
Members considered the Technical Assistant’s report dated 12th October, 2017, concerning applications to site Advertising Boards and Street Furniture.

Resolved: To progress applications as hereunder:

- Feltons’ Ironmongers Display of Goods - Proposed by Mr. McGuinness, seconded by Mr. Oldham and agreed without division to approve the application.

- Bilbo Bru’s Advertising Boards - discussion ensued with regard to the application. Members noted that it did not meet the criteria with regard to protrusion.

Mr. McGuinness advised he was inclined to approve the application, due to the location, Mr. Ayres indicated he also felt inclined to approve the application.

Town Clerk advised that it would need to be determined if the application meets all other criteria. Mr. McGuinness requested that all criteria be checked before recommendations are presented to the Board, and in so doing proposed that this matter be deferred pending review of the criteria. The proposal was seconded by Mrs. Wedgwood.

An amendment was put by Mr. Hankin that the application be reviewed and the proprietor be asked to speak to neighbouring businesses about siting advertising boards on their property. Mr Cowie seconded this amendment.

The amendment was put to the vote and failed by 7 votes to 4 - Mrs. Quayle and Messrs Cowie, Hankin and Oldham voting in favour.

The original proposal to defer consideration of the application pending review of all the criteria was then voted upon and was carried by 10 votes to 1, Mr. Hankin voting against.

Resolved: To note and approve the Technical Assistant’s Report dated 12th October, 2017, detailing the losses during the Great War to be commemorated in the next few weeks.

Resolved: To note and approve the Technical Assistant’s Report dated 12th October, 2017, advising of successful prosecutions against persons who parked in disabled car parking spaces at Station Road (Shoprite) Car Park.
Works and Development:

(2017/18:176) Town Clerk’s Report - Street Lighting Policy:

Members considered the Town Clerk’s report dated 10th October, 2017, to which was appended a Street Lighting Policy.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed without division, the Street Lighting Policy be endorsed and formally adopted.

Mr. Ayres queried why maintenance was carried out during the day, which necessitated illumination of street lights and was advised that this was for reasons of safety and costs.

(2017/18:177) Town Clerk’s Report - Street Name:

Members considered the Town Clerk’s report dated 11th October, 2017, concerning the request made by Seymar Developments to have “Grand Island” in the street name of their development of the former Grand Island Hotel site.

Discussion ensued during which Mr. Oldham indicated he would prefer reference to the Grand Island Hotel’s original name “The Hydro”. Mr. Corkish was in agreement. The general feeling was that this was too historic and Mr. Oldham then proposed acceptance of “Grand Island” as the name for the development. Mr. Ayres seconded the proposal.

An amendment was put by Mrs. Wedgwood that the street name include something extra, perhaps “Grand Island Close”. The amendment was seconded by Mrs. Quayle. The amendment was defeated by 8 votes to 3, Mesdames Quayle and Wedgwood and Mr. Williams voting in favour.

The original proposition was then put to accept “Grand Island”, this was carried by 8 votes to 3, Mesdames Quayle and Wedgwood and Mr. Corkish voting against.

(2017/18:178) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 12th October, 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: 3520
P.A. NO.: 17/00995/B
APPLICANT: Alyson Burdon
PROPOSED: Erection of a second floor conservatory
NOTES: P.A. in Detail
SITE: The Mount, May Hill, Ramsey.

Attention was drawn to this application, as it was felt it could result in an unneighbourly intrusion. It was noted that no objections have been received to the application and agreed to make no objection to the application.
(2017/18:178) Chief Technical Officer’s Report - Planning Applications Cont:

REF NO: 3522  
P.A. NO.: 17/01049/B  
APPLICANT: Justin Paull  
PROPOSED: Erection of new dwelling with parking and associated landscaping works  
NOTES: P.A. in Detail  
SITE: Plot adjacent to Bowling Green, Walpole Drive, Ramsey.

Mr. Young drew attention of the proximity of this application to the Bowling Green and expressed concern that additional excavation to protect the green may be needed. Mr. Young also expressed concern at the condition of the access roadway.

Members were informed that any additional retaining proposals will require an additional planning application to be submitted. The roadway is an un-adopted road and the developer will be required by the Highway Authority to make it up before the development is completed.

It was agreed that no objection be made to the application.

Housing and Property:


Resolved: To note the Town Clerk’s report dated 11th October, 2017, with appended letter from The Hon. R. Harmer, M.H.K., Minister for Infrastructure, by which the Minister hopes to have provided some clarity in respect of means testing in light of the request for view on the 2018/19 rent level for public sector housing.

General discussion ensued. Members agreed to the principle of means testing but felt the details still need to be finalised.

(2017/18:180) Housing and Property Manager’s Report - Public Sector Rent Setting Process 2018/19:

Members considered the Housing and Property Manager’s report dated 6th October, 2017, advising that views are sought on the level of rent increase proposed for public sector housing for 2018/19. The report also contained details of increases applied since 2013, average rents and maintenance and management allowances.

Members proposed differing percentage increases in the rent level to be requested as follows:-

3.1% Proposed Mrs. Quayle seconded Mr. McGuinness, amendment then proposed  
1.0% Proposed Mr. Ayres seconded Mr. Oldham; second amendment then proposed  
2.0% Proposed Mr. Cowie seconded Mr. Williams
The Chairman indicated he would put this to the vote, amendments first and accept the majority decision. Voting resulted as follows:-

- Second Amendment 2% - in favour Mr. Cowie and Mr. Williams;
- First Amendment 1% - in favour Messrs Ayres, Corkish, Hankin, Oldham, Williams and Young. Against Mesdames Quayle and Wedgwood, and Messrs’ Cowie, McGuinness and Parker. This vote having received a majority in favour was carried.
- The proposed 3.1% increase was not put to the vote.

Discussed continued with regard to the Commission’s views on the Management and Maintenance allowances. The Housing and Property Manager advised that the percentages are low and are based on rent income. The Town Clerk explained the Housing Deficiency system and advised that Government would ultimately determine any percentages of rent increase and allowances for Management (Administration) and Maintenance.

Mr. McGuinness proposed a 3.1% increase in the maintenance allowance, this was seconded by Mr. Hankin and carried by 10 votes to 1 - Mr. Cowie voting against.

Mr. McGuinness then proposed a 3.1% increase in the management (administration) allowance, this was seconded by Mrs. Quayle and also carried by 10 votes to 1 - Mr. Cowie voting against.

Parks and Leisure:

(2017/18:181) Deputy Town Clerk’s Report - Ramsey Christmas Dash 2017:

Members considered the Deputy Town Clerk’s report dated 12th October, 2017, concerning the request made by Quay Fitness to hold a Christmas Dash on 16th December, 2017.

Resolved: That, following a proposal by Mr. Hankin, seconded by Mr. Parker and agreed without division, permission be granted to hold the Santa Dash and a few spaces be cordoned-off in the Town Hall West Street Car park to allow an area for entrants to congregate before and after the race.
Any Other Business:

(2017/18:182) Representative Report:

Resolved: To note the report submitted on 11th October, 2017, by Mr. Williams concerning the October meeting of the Chamber of Commerce.

Mr. Williams drew attention to the request for “Business as Usual” signs to be provided on occasions when roads are closed in the vicinity of the Courthouse. It was agreed such signs be provided.

Mr. Williams was also advised that discussions are on-going to allow the Officers and the Town Warden to undertake training with regard to on-street parking enforcement.

(2017/18:183) Parking Queen’s Promenade:

Mr. Parker drew attention to “tickets” having been issued to drivers parking on the seaside of Queen’s Promenade. Mr. Hankin advised members of his understanding that the action arose owing to “near-misses” that have occurred on Queen’s Promenade due to people parking within pedestrian crossing “zigzags” and that the “tickets” were only notices.

The Deputy Town Clerk suggested that the problems have been exacerbated by loss of parking spaces by the Queen’s Pier.

Resolved: That this matter be added to the “Action Tracker”, and Mr. Corkish be requested to raise it at the next meeting of the Traffic Management Committee on 7th November.

Mr. Ayres was informed that the footpath was adopted, despite it not having a kerb.

(2017/18:184) Road Sweeping:

Mrs. Wedgwood queried use of the pedestrian road-sweeper in that it appeared that it was not sweeping sufficiently close to kerbs. The Chief Technical Officer undertook to investigate this matter.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.15 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.

(2017/18:185) Minutes:

Resolved: To note that no matters from the meeting of the Board Meeting held on 20th September, 2017.

Matters for Information:

(2017/18:186) Policy Committee:

Resolved: To note and approve the Minutes of the Housing Committee held on 2nd October, 2017, subject to the following:-

- **Review of Library Service** - members queried when the Library Survey would be available - the Deputy Town Clerk indicated he would circulate it on 19th October.
- **Ramsey Courthouse** - Mr. Ayres queried if the Commission yet had access to the premises - but was advised not because of insurance validity.
- **Regeneration Committee** - the Deputy Town Clerk advised he is pursuing this matter.

(2017/18:187) Housing Committee:

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

*Clause 42* The Housing and Property Manager outlined the process to commence reviews of 5 year tenancies a year before the tenancies expired. No changes are envisaged for the majority of tenants but giving plenty of time will allow the situation to be monitored and any matters of contention resolved.


Resolved: To note the “Action Tracker” included within the agenda and the following comments made thereon and accepting that some matters are referred to in other sections of these minutes:-

- Community Hall - boundary needs to be confirmed;
- Tenant Representative - application received and some interest expressed;
- Bleak House - the owners now have keys to the padlock which were signed for;
- Decorative and Festive Lighting - quotations are still awaited. Two large Christmas trees have been secured for 2017.
- Adoption of Land Traie Twoie - no timescale available, a site compound still exists;
- Mobile Homes Parking - no progress contractors’ equipment still on site, discussions on-going;
- Road Sweeper - the Deputy Town Clerk will speak with the Lead Member about the naming competition;
(2017/18:188) On-Going Matters “Action Tracker” Continued:

- Amenity Byelaws - 2 people have submitted comments. The Town clerk advised that the Attorney General’s department has indicated a wish to re-draft/modernise the language used. The time-line is the same as advised previously.

  Discussion ensued. Mr. Cowie advised he had been approached concerning traffic control within the Mooragh Park. Members were reminded of the seasonal timescale, which is in place and queried if this should now be all year with appropriate signage and “policing”. Members queried if access should be by restricted speed or by permit.

  Mr. Parker indicated his preference to permit, with which Mr. McGuinness agreed. Mr. Ayres queried access for disabled drivers and taxis conveying patrons to the café, etc.

  Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed without division to restrict access to the park to all year round, subject to access being allowed for permit and blue badge holders.

  It was further proposed by Mr. McGuinness, seconded by Mr. Cowie that drafting of the Amenity Byelaws proceed without further reference to the Board.

  The opportunity was taken to raise concerns about signage with regard to the Dog Byelaws in the vicinity of the Lifeboat Slip on Queen’s Promenade and on the Mooragh Estate (mid-way along the rugby pitch).

- Station Road Car Park - report to be presented to November Board Meeting.

- Royal Park - It was noted that the developer did not favour a trial period for illuminating bollard and is favour of full street lighting.

  It was proposed, after general discussion, by Mr. McGuinness to provide bollards. This was seconded by Mrs. Wedgwood and agreed by 9 votes to 1 - Mr. Ayres voting against.

  Mr. Cowie declared an interest and did not vote.

Finance and General Purposes:

(2017/18:189) Town Clerk’s Report - Political Surgeries:

Members considered the Town Clerk’s Report dated 13th October, 2017, concerning the Commission’s wish to hold further political surgeries.

Mr. Ayres indicated a preference to meeting on the same day upon which the Ramsey Members of the House of Keys hold a surgery as he felt this would be complementary. Mr. McGuinness indicated he was not in favour of this with which Mr. Oldham agreed.
(2017/18:189) Town Clerk’s Report - Political Surgeries Continued:

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Oldham that the surgery be held on the same date as the M.H.K’s on 9th December, 2017, between 10 a.m. and 12 noon and be reviewed thereafter.

Mr. Corkish voted against. Mr. Parker advised that although he had voted in favour he would be unable to attend.

(2017/18:190) Town Clerk’s Report - Rate Arrears:

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Williams, to note the Town Clerk’s Report dated 11th October, 2017, detailing 31 of the oldest rate debts. A detailed report to be presented to the November Board Meeting.

Members were informed that since the previous report a memorial of arrest had been placed on one property, and the owner of another was known to be no longer resident at such property.

(2017/18:191) Town Clerk’s Report - Shoprite Limited Station Road Car Park:

Resolved: To note and approve the Town Clerk’s Report dated 11th October, 2017, recommending that discussions be arranged with representatives from Shoprite Ltd., the Government Valuer and officers of the Board, and after which further report will be made.

(2017/18:192) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s Report dated 12th October, 2017, subject to the following:

Appendix 4 - Budget: It was proposed by Mr. McGuinness, seconded by Mrs. Wedgwood and agreed to accept the proposals presented by the Finance Officer unless members had any specific views/ comments:

- Car Park Rental Mr. Cowie queried this item - it was noted the increase was marginal, and was one with which the Lead Members was comfortable, when compared with inflation rates.
- Camper Van Permits Mr. Oldham queried this item and inferred that users would be prepared to pay £20. It was proposed by Mr. McGuinness seconded by Mr. Oldham and agreed that the administration fee for camper van permits be increased to £20. Mrs. Wedgwood queried if the period of time could be extended from 3 days, and was advised that doing so would require the amenity area to be registered as a camp-site.
- Hire of Town Hall - it was proposed by Mr. McGuinness, seconded by Mrs. Quayle and agreed that investigation be carried out to make greater use of the Town Hall during T.T. and M.G.P.
- Bowling Green Fees - Mr. Hankin proposed that bowling green fees be reinstated for North Ramsey Bowling Club for 2018. Mr. Hankin was advised that this matter could not be further discussed as it had been previously agreed.
(2017/18:192) Finance Officer’s General Report Continued:

Appendix 5 - Members were requested to keep this appendix - review it and add to it. The Finance Officer undertook to send members an electronic version and indicated he would keep “a master” document.

It was proposed by Mr. McGuinness seconded by Mr. Cowie and agreed without division that a 3.5% increase be applied to estimates for 2018 / 19, in respect of any figures that are subject to inflation.

The Finance Officer encouraged members who had any concerns or queries to call in to see him to discuss these matters.

(2017/18:193) Technical Assistant’s Report - Enforcement Actions:

Resolved: to note and approve the Technical Assistant’s report dated 12th October, 2017, subject to the following:

Members were advised that our Advocates have advised against pursuing the last action referred to within the report. It was proposed by Mr. Parker seconded by Mr. Cowie and agreed that this action be withdrawn.

Works and Development:

(2017/18:194) Town Clerk’s Report - Bleak House:

Members considered the Town Clerk’s Report dated 13th October, 2017. In introducing this item the Chairman proposed a meeting with interested parties to bring this matter to conclusion.

The Town Clerk verbally informed members that generators were now being used to provide power to the premises, which were causing annoyance to neighbours and which are being investigated by Public Health directorate. The Town Clerk further advised that a meeting has been arranged with the Attorney General, our Advocates and DEFA officers on 25th October.

Mr. Cowie presented 4 options:-
- Meet with the owners and persuade them to sell the property;
- Meet with the owners and persuade them to make good within a specified timescale;
- The Commissioners buy out the leaseholders, etc., and then sell the property;
- The Commissioners arrange demolition and continue legal action

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Oldham and agreed by 10 votes to 1, that a meeting be arranged. Mr. Ayres voted against.

Mrs. Quayle expressed her concern at the Commission’s involvement with these matters.
Deputy Town Clerk’s Report - Ramsey Football Club Grass Cutting:

Members considered the Deputy Town Clerk’s report dated 12th October, 2017, concerning the request made by Ramsey Association Football Club for assistance with grass cutting at Ballacloan.

Resolved: That, following a proposal by Mr. Oldham, seconded by Mr. Hankin and agreed without division, that the Club be offered six grass cuts at no cost and they be required to pay thereafter.

Mrs. Quayle queried whether the outdoor staff could cope with this additional duty.

Housing and Property:

Housing and Property Manager’s Report - Close Caarjys Central Heating Boilers:

Members considered the Housing and Property Manager’s report dated 12th October, 2017, advising of the options available to replace oil central heating installations at Close Caarjys, which are now at the end of their useful life as they are starting to fail and parts are not readily available.

The Housing and Property Manager advised that costings, comparisons and efficiency levels still need to be investigate, together with possible leasing of equipment.

Resolved: That, following a proposal by Mrs. Quayle, seconded by Mr. Parker and agreed without division, that a trial scheme for air sourced heat pumps, which use off-peak electricity be undertaken.

Mr. Cowie declared an interest and did not vote.

Housing and Property Manager’s Report - Engineering Consultants Appointment:

Members considered the Housing and Property Manager’s report dated 6th October, 2017, advising of the inability of MacOwan Collett, for numerous reasons, to continue as Engineering Consultants for the proposed redevelopment of Close Woirrey. The report also advised that Government approached JBA (IOM) Ltd., (formerly Holmes Grace) to pick up and progress this, and other work, such action requiring, however, payment of a fixed “hand-over” fee.

Resolved: That, following a proposal by Mr. Corkish, seconded by Mrs. Quayle that the appointment of JBA (IOM) Ltd., and payment of the “hand-over” fee of £2,000 be approved.

Mr. Ayres voted against.
Any Other Business:

(2017/18:198) Planning Heritage Homes - Poyll Dooey Access Footpath:

The Town Clerk verbally reported receipt of a report from the planning officer dealing with the recent development by Heritage Homes which utilises a pedestrian access on the former railway line requesting agreement to negotiate with the developer to obtain remediation and betterment to the surface of areas of the former railway line as a condition of approval.

Resolved: That, following a proposition by Mr. Oldham, seconded by Mr. Parker and agreed without division, that permission to negotiate such be granted.

(2017/18:199) Sundry Matters:

Resolved: To note the following:

- Christmas Meal and Bowling - it was agreed that Members wishing to do so, join staff at the Christmas meal and bowling to be held on the afternoon of 22\textsuperscript{nd} December, 2017.
- Notice Boards - the Housing and Property Manager advised that delivery of the boards was not yet due.
- T.T. Golf - to be added to the "Action Tracker".
- Town Warden Service - to be discussed by the Establishment Committee.

Matters of Establishment:

(2017/18:200) Minutes Establishment Committee:

Resolved: To note that, contrary to the reference within the Agenda, the Establishment Committee did not meet on 16\textsuperscript{th} October, 2017, due to adverse weather.

The meeting closed at 10.00 p.m. giving a time of 3 hours for payment of attendance allowances.

Chairman.