The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 21st March, 2018, at 7.00 p.m.


Apologies for absence were received from Messrs’ F. B. R. Williams and W. G. Young.

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

Before commencing the meeting the Chairman asked that members mark, by way of a minute’s silence, the recent death of former employee Mr. Michael Sherlock.

Good wishes were also conveyed to Mr. Young for a fully and speedy recovery.

(2017/18:334) Minutes:

Resolved: That the Minutes of the Board Meeting held on 21st February, 2018, be confirmed and signed by the Chairman, subject to it being confirmed that Mr. Ayres was not in attendance and wording in Clause 333 being amended in that “littering at the Market Square” was changed to read littering on the Queen’s Promenade” and wording in the first paragraph thereafter deleted.

(2017/18:335) Matters Arising:

- Election of Member of the Legislative Council: It was agreed that a letter of congratulation be sent to Mrs. Marlene Hendy, former employee of the Commission, on her election as a Member of the Legislative Council.
- Standing Order 15 (xlv) It was proposed by Mr. McGuinness, seconded by Mr. Ayres and agreed by 9 votes to 1, the Mr. Cowie voting against that page 37 in the Private Agenda be brought into public.

(2017/18:336) Chairman’s Report:

Resolved: To note and approve the Chairman’s Report dated 16th March, 2018, subject to the following:-

Royal British Legion GP90 - Great Pilgrimage to Menin Gate - it was proposed by Mr. Cowie seconded by Mr. Parker and agreed that if it is permissible to do so the Commission donate the cost of the wreath to be placed at the Menin Gate to the Royal British Legion.
Finance and General Purposes:

(2017/18:337) Town Clerk’s Report – Local Authority Membership:

Members considered the Town Clerk’s Report dated 15th March, 2018, concerning the number of members on local and parish authorities around the Island. Discussion ensued with comments made being generally in favour of retaining the number of members of the Commission including diversity, availability, load-sharing, capacity to take-on further duties.

Mr. Cowie drew attention to Ramsey having the one of the largest ratio of members:voters and Mr. Ayres referred to possible reduction in the number of local authorities on the Island should Government decide to promote regional authorities.

Resolved: That following a proposal by M. Cowie, seconded by Mr. Ayres that the number of members of the Commission be reduced to 10 (five in each ward) with effect from the next local authority general elections. The proposal was defeated by 2 votes to 8, only the proposer and seconder being in support.

(2017/18:338) Town Clerk’s Report – Street Furniture Policy:

Members considered the Town Clerk’s Report dated 14th March, 2018, and appended Policy with regard to street furniture.

Resolved: That, following a proposition by Mr. Cowie, seconded by Mrs. Wedgwood and agreed without division, the policy be confirmed.

It was further resolved, following a proposal by Mr. Cowie seconded by Mr. Parker and also agreed without division, that delegate approval be granted to the Deputy Town Clerk, in his capacity as Town Centre Manager and the Technical Assistant and reports on this matter be submitted on a quarterly basis, unless it is necessary to do so more frequently in cases where applications do not meet the policy.

(2017/18:339) Deputy Town Clerk’s Report – Ramsey Courthouse:

Resolved: To note the Deputy Town Clerk’s Report dated 14th March, 2018, in which an update of current status with regard to the Commission’s acquisition of the Ramsey Courthouse is given.

General discussion ensued during which

- members expressed their serious concern that Government has dealt with a property in Castletown differently from the way in which they dealt with the Commission with regard to the Courthouse - it was agreed that such concerns be brought to the attention of Treasury and the Department of Home Affairs;
- members were informed that the lease agreement has been received and sent back to our advocates for further slight amendment prior to consideration by the Attorney General;
- members queried if rent should still be paid by the Department of Home Affairs from 1st April if the lease agreement in not in place;
(2017/18:339) Deputy Town Clerk’s Report – Ramsey Courthouse Continued:

- members noted that no payment has been made in respect of the Courthouse;
- viewing of the Courthouse can be facilitated by arrangement with the Deputy Town Clerk;
- the advertisement inviting expressions of interest to be circulated to members.

(2017/18:340) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 15th March, 2018, subject to the following:-

Accounts - because reference was included in the accounts to waste disposal charges - the opportunity was taken to discuss problems that had arising causing closure of the Civic Amenity Site.

The Chief Technical Officer explained that the closure had arisen owing to the supplier being unable to deliver fuel, installation of a bunded tank has commenced, the compactors being full. Members felt that communication in this matter had been poor and are anxious to avoid recurrences.

It was further resolved that, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed, that the Chief Technical Officer report to the Board on contingency plans for emergency situations, such as that which resulted in the closure of the Civic Amenity Site.

(2017/18:341) Technical Assistant’s Report - Advertising Boards and Street Furniture:

Members considered the Technical Assistant’s Report dated 15th March, 2018, detailing applications made with regard to the siting of advertising boards and/or street furniture in Ramsey.

Resolved: To note the report and approve the applications submitted by
   The Trafalgar Pub, West Quay
   Just Bathrooms, Bourne Place
   Ramsey Garden Centre, Albert Road, and
   Rachel Price Photography for a 28 days permit

It was further resolved that the application made by Gophers Coffee Shop be refused as it does not comply with the policy with regard to footpath width.

(2017/18:342) Technical Assistant’s Report - Commemoration of Loss:

Resolved: To note and approve the Technical Assistant’s Report dated 14th March, 2018, detailing the losses during the Great War to be commemorated in the next few weeks.

The Technical Assistant was thanked for the detail contained within her report.
Works and Development:

(2017/18:343)  Town Clerk’s Report – Motorhome Parking:

Resolved: To note the Town Clerk’s Report dated 14th March, 2018, detailing the advice given by the Isle of Man Constabulary with regard to overnight parking in terms of commercial vehicle legislation, which includes motorhomes.

(2017/18:344)  Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 15th March, 2018, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and approved, subject to the following:-

<table>
<thead>
<tr>
<th>REF NO:</th>
<th>3530</th>
<th>Amended Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.A. NO.:</td>
<td>17/01194/B</td>
<td></td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Athol Street Auctioneers Limited</td>
<td></td>
</tr>
<tr>
<td>PROPOSED:</td>
<td>Construction of twenty apartments within three accommodation blocks with associated refuse storage, car parking and landscaping</td>
<td></td>
</tr>
<tr>
<td>NOTES:</td>
<td>P.A. in Detail</td>
<td></td>
</tr>
<tr>
<td>SITE:</td>
<td>Former Mart Site, Bowring Road, Ramsey.</td>
<td></td>
</tr>
</tbody>
</table>

Discussion ensued during which reference was made to Cooperage Lane being shown in the application as being “One-Way” - members noted that the Department’s decision in this regard is still awaited. It was suggested that it would be impossible to “police” the disabled parking on private land recommended by the Department.

Resolved: That following a proposal by Mr. Ayres, seconded by Mr. Hankin that an objection be submitted on the grounds of insufficient parking provision. The proposal was defeated by 4 votes to 6 - Mrs. Quayle and Mr. Oldham voting with the proposer and seconder.

<table>
<thead>
<tr>
<th>REF NO:</th>
<th>3536</th>
<th>Amended Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.A. NO.:</td>
<td>17/01293/A</td>
<td></td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Ramsey Town Commissioners</td>
<td></td>
</tr>
<tr>
<td>PROPOSED:</td>
<td>Approval in principle for the erection of a community sports hall</td>
<td></td>
</tr>
<tr>
<td>NOTES:</td>
<td>Approval in Principle</td>
<td></td>
</tr>
<tr>
<td>SITE:</td>
<td>Land adjacent to Vollan Pumping Station, Mooragh Park, Ramsey</td>
<td></td>
</tr>
</tbody>
</table>

Members were informed that this application has been approved by the Planning Committee.
Members were informed that the glass to be used in the proposed sunroom will be obscure glass which addressed concerns raised about “overlooking”. It was agreed to raise no objection.

Members’ attention was drawn to this application being within a conservation area.

It was agreed to request that the stated hours of opening be included as a condition should the application be approved.

Resolved: To note the Chief Technical Officer’s Report dated 15th March, 2018, concerning matters raised with the Department of Infrastructure’s Highways’ Division, about the Ramsey Regeneration area and that a report has been prepared by the Department and is being reviewed with regard to on-going maintenance and repairs.

The Chief Technical Officer undertook to raise the Commission’s request to be involved with future inspections with the Department. Members also requested monthly reports on this matter. The Chief Technical Officer also undertook to discuss the removal of chewing gum with Douglas Corporation whom it is understood have a specialist machine for this purpose.

General reference was made to potholes and the Government’s “Pothole App” was commended.
(2017/18:346) Chief Technical Officer’s Report - Storm Damage:

Resolved: To note the Chief Technical Officer’s Report dated 15\textsuperscript{th} March, 2018, concerning storm damage that occurred in Ramsey in early March, 2018.

The Chief Technical Officer informed members that the Department has commenced repair work to the Mooragh Promenade. In response to a query from Mrs. Quayle members were informed that, whilst it could not be guaranteed that severe weather would not result in more roof tiles being blown off, the roof of the Bowling Alley was as secure as it could be and that there is no ingress of water.

Housing and Property:

(2017/18:347) Town Clerk’s Report - Road Races Act 2016 - Prohibited Areas:

Members considered the Town Clerk’s report dated 8\textsuperscript{th} March, 2018, concerning the Department of Infrastructure’s request that the Commission give consent to the creation of the garden of 1, Albert Terrace, Ramsey, as a prohibited area in terms of the Road Races Act 2016, unless the owner or occupier do not formally object.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Parker and agreed without division, that no objection be made to the inclusion of land at 1, Albert Terrace for this or for any subsequent application.

The Housing and Property Manager indicated that he did not think the tenants would object on this occasion.

It was further resolved, following a proposal by Mr. Parker, seconded by Mr. Hankin and agreed that an additional clause be included within new tenancy agreements for this property concerning the inclusion of the garden area as a designated prohibited area during the T.T. or Festival of Motorcycling.


Resolved: To note the Housing and Property Manager’s Report dated 15\textsuperscript{th} March, 2018, with appended Housing Performance Statistics Quarter 3 for 2017/18, subject to the following:

\textit{Clause 3c Management Data} - the Housing and Property Manager was requested to also include a percentage figure.

\textit{Clause 4b - Capital Projects Close Woirrey} - the decisions taken to keep some properties at Close Woirrey without tenants was explained. It was suggested that these properties might be used for emergency housing. The Housing and Property Manager advised that there is currently no Government policy for the provision of emergency housing.

The Housing and Property Manager outlined the response times for property repairs.
Parks and Leisure:

(2017/18:349) Town Clerk’s Report – Camper Parking Mooragh Promenade:

Members considered the Town Clerk’s report dated 14th March, 2018, concerning the permit system applied by the Commission to campers parking on the Mooragh Estate. It was noted that the fee quoted therein should have read £20 and not £16.

General discussion took place during which Mr. McGuinness indicated that Section 5 required to be amended to reflect changes in the Dog Byelaws pertinent to the Mooragh Estate.

A proposal was put by Mr. McGuinness that no time limit be applied, subject to the motorhomes being occupied, and that a 6 metre space be required between. Mr. Oldham seconded this, insofar as no time limit was concerned but requested that adjacent motorhomes be permitted to use fixed awnings, (not tents), accepting that this might require one of those motorhomes to be parked “the wrong way”.

An amendment was put by Mr. Ayres that a time limit of 7 days in any 14 be permitted, noting that all campers are required to be moved during events on the Mooragh Estate during T.T. and the Festival of Motorcycling.

The amendment was seconded by Mr. Hankin and carried by 9 votes to 1, Mr. Corkish voting against.

(2017/18:350) Technical Assistant’s Report – Ramsey in Bloom:

Resolved: To note the Technical Assistant’s Report dated 7th March, 2018, concerning the launch of the 2018 Ramsey in Bloom Competition and the sunflower competition being sponsored by Feltons Ltd.

The Technical Assistant was thanked for her work with the competition.

Any Other Business:

(2017/18:351) Representative Reports:

Resolved: To note Mrs. Wedgwood’s report on the open meeting of the Manx Wildlife Trust at which Mr. Andree Dubbeldam spoke about the Ramsey Forest Project. Mrs. Wedgwood commended the project to members which she believes will be a good facility for the town.

(2017/18:352) Motorcycle Show:

Mr. Parker circulated posters and promoted the Motorcycle Show to be held in Ramsey on 7th May, 2018.
(2017/18:353) Unsightly Shop Premises:

Mr. McGuinness referred to unsightly unoccupied shop premises within Town and asked if the owners could be requested to tidy them.

Mr. Cowie indicated that reference to this matter was included within the report concerning Ramsey Regeneration area, and it was agreed that owners of untidy premises other than in Parliament Street be also requested to tidy their premises.

Members were informed that their concerns about the scaffolding in Parliament Street, outside the Victoria Mall have been brought to the attention of the Department of Infrastructure.

The following item was brought into public from papers included within the Private Agenda:


Discussion ensued concerning the Chief Technical Officer’s report dated 14th March, 2018, with regard to the condition of the bowling green in the Mooragh Park and meetings held with North Ramsey Bowling Club.

Mr. Hankin, Lead Member for Parks and Leisure, informed members of the bowling club’s concerns that as the green will not be ready for use, at least until 1st May, they will be put in financial difficulties as they have to pay £80 each time for using another club’s green. Mr. Hankin referred to tests undertaken that confirm satisfactory salinity levels of the bowling green and that results are awaited on other tests carried out. It is recognised that works are required to be done to the bowling green and Mr. Hankin commended use of a local expert who could advise the Commission’s staff with effect from the end of the season, it being hoped that a sufficient area of the bowling green could be used this season. It was noted that test results are awaited including a report on the soil composition and layering of the green which is suspected has formed a cap.

It was proposed by Mr. McGuinness seconded by Mr. Cowie and agreed that the STRI report be released to the North Ramsey Bowling Club and the Commission continue to work with the Club and their expert.

A suggestion by Mr. Ayres that the putting green be formed as a practice bowling green that the club might use for matches in the short-term did not find favour.

The Chairman thanked the public and media representatives for attending and closed the public session at 9.17 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.

(2017/18:356) Minutes:

Resolved: To note that no Minutes of the Board Meeting held on 21\textsuperscript{st} February, 2018, were recorded in private.

Matters for Information:

(2017/18:356) Housing Committee:

Resolved: To note and approve the Minutes of the Housing Committee held on 6\textsuperscript{th} March, 2018.

It was proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed that the Order of Business be varied in terms of Standing Order 13(2)(c), in view of time factors to allow consideration of the following matters:-

(2017/18:357) Town Clerk’s Report - Harbours Strategy:

Members considered the Town Clerk’s report dated 14\textsuperscript{th} March, 2018, advising of the Harbours Strategy published by the Department of Infrastructure and to be presented to the March Tynwald Sitting.

Lengthy general discussion ensued after which it was proposed by Mr. Cowie, seconded by Mr. Ayres and agreed to consider this matter further when the Board will sit again to consider the remaining agenda items.

(2017/18:358) Housing and Property Manager’s Report - Boiler Maintenance Contract:

Members considered the Housing and Property Manager’s report dated 13\textsuperscript{th} March, 2018, advising of tenders received in respect of the three years boiler maintenance contract.

Resolved: That, following a proposal by seconded by and agreed that the tender, as detailed within the report, submitted by Paul Wheeler Limited be accepted.

The meeting closed at 10.00 p.m. giving a time of 3 hours for payment of attendance allowances and will reconvene on Wednesday, 28\textsuperscript{th} March, 2018, at 7.00 p.m.

Chairman.