The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 20th June, 2018, at 7.00 p.m.


A vacancy exists in each ward.

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

(2018/19:042) Minutes:

Resolved: That the Minutes of the Board Meeting held on 16th May, 2018, be confirmed and signed by the Chairman, subject to the following:– Clause 028 - 10a) - the wording was amended to read “…operation of the heating system will not suit everyone.”.

(2018/19:043) Matters Arising:

Mr. Parker queried progress on the “Slow Down in our Town” campaign and whether the matter had been raised with the Ramsey Chamber of Commerce, the Board noted that it would be raised at the next Chamber meeting.

Mr. Hankin asked that the Commission’s appreciation could be recorded to those businesses who kept their premises especially tidy during T.T. and mentioned “Pizza Napoli” and “W. E. Teare Ltd.,” in particular.

(2018/19:044) Chairman’s Report:

Resolved: To note the Chairman’s Report dated 14th June, 2018, subject to the following:

The Chairman reiterated his thanks to all those included within his report. He also asked members to review the T.T. events in Ramsey and advise officers of what they consider went well or what could be improved.

Finance and General Purposes:

(2018/19:045) Town Clerk’s Report – Ramsey Courthouse:

Resolved: To note the Town Clerk’s report dated 30th May, 2018, advising of the receipt of the Deed of Conveyance by which the Ramsey Courthouse and grounds are now officially vested in Ramsey Town Commissioners.
(2018/19:046) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 14th June, 2018, subject to the following:

Accounts - a query with regard to a payment to Douglas Corporation, for pension services, was answered to members’ satisfaction.

(2018/19:047) Technical Assistant’s Report - Commemoration of Loss:

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

(2018/19:048) Technical Assistant’s Report - Advertising Boards and Street Furniture:

Resolved: To note the Technical Assistant’s report dated 11th June, 2018, advising of applications submitted and approved for Advertising Boards and Street Furniture.

Mrs. Wedgewood commented on the need to ensure balance in the number of advertising-boards and the quantity of street furniture to ensure sufficient space for persons using mobility scooters, etc.

(2018/19:049) Technical Assistant’s Report - Enforcement Action and Court Hearing:

Resolved: To note and approve the Technical Assistant’s Report dated 12th June, 2018, advising of successful legal action brought against Mr. Eric Lyall due to non-payment of a fixed-penalty notice for having allowed his dog to be at large in the Courthouse Grounds.

Mr. McGuinness emphasised that this successful prosecution had been possible because of the action of a member of the public and encouraged members of the public to come forward when such offences are witnessed.

Works and Development:

(2018/19:050) Town Clerk’s Report - Commuted Sum - Public Open Space Former Mart Site:

Members considered the Town Clerk’s report dated 11th June, 2018, concerning the approval granted, subject to resolution of the requirement to secure affordable housing units and a commuted sum in lieu of public open space, in respect of 20 apartments on land comprising the former mart site.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness that a commuted sum, based on recent Government Valuer’s advice, in the sum of £4,301.00 be put to the developer. The proposal was carried. Members were advised that the commuted sum must be used within 2 years of receipt.
(2018/19:051) Deputy Town Clerk’s Report - Traffic Flow Christian Street / West Street:

Members considered the Deputy Town Clerk’s Report dated 14th June, 2018, advising of a request received by the Department of Infrastructure that Christian Street and West Street be made one-way, and seeking the Commission’s views thereon.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Young and agreed, the Department be informed that the Commission would like to see no change in the existing traffic flow for Christian Street and West Street.

Members were reminded that the Department is seeking views of “other stakeholders”, local residents and business owners and will be obliged to do public consultation.

(2018/19:052) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 13th June, 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:-

REF NO: 3578
P.A. NO.: 18/00482/C
APPLICANT: Donna Grose
PROPOSED: Change of use from dental laboratory and associated office accommodation to dog day care
NOTES: P.A. - Change of Use
SITE: Units 1 & 2, Concorde House, Westbourne Road, Ramsey.

Discussion ensued after which it was proposed by Mr. Williams, seconded by Mr. Hankin, that the Commission object to the proposals as being considered in-appropriate to the neighbourhood. The proposal was carried by 6 votes to 4, Mrs Quayle and Messrs. Cowie, McGuinness and Parker, voting against.

REF NO: 3580
P.A. NO.: 18/00526/B
APPLICANT: Fourtico Limited
PROPOSED: Sub division of existing units to create eight units with associated doors and use of Unit 25 as a bakery (retrospective)
NOTES: P.A. in Detail
SITE: Units 20, 21, 22, 23, 24, 25 & 26, Gladstone Park Industrial Estate, Ramsey.

Mr. Parker queried this application and was advised that the retrospective approval referred to the sub-division of the existing units.
(2018/19:052) Chief Technical Officer’s Report - Planning Applications Cont:

REF NO: 3581
P.A. NO.: 18/00528/B
APPLICANT: Wardsley Limited
PROPOSED: Demolition of existing building yard and structures and erection of 6 two storey and 6 three storey residential dwellings with associated car parking, gardens and communal refuse store
NOTES: P.A. in Detail
SITE: Workshop, Office and Yard, Templar Terrace, Gibson Street, Ramsey.

Discussion ensued during which members were informed that the location is not zoned for residential development. A letter of concern from Mr. K. Holland and Ms T. Shammon with regard to the poor condition of the public highway which would be worsened by heavy vehicular traffic to the site of the proposal was read and noted. Members were informed of problems encountered with regard to access for refuse collection in the area and that the location of the refuse store within the proposals was considered unsatisfactory. Mrs. Quayle raised concern about access for emergency vehicles.

Members discussed various options including suggesting a lesser development which would provide room for refuse storage and the making of an access road via Traie Twoie.

It was proposed by Mr. Williams and agreed unanimously to not object but to submit an observation with regard to need to address traffic management.

REF NO: 3582
P.A. NO.: 18/00537/GB
APPLICANT: Shearwater Properties Limited
PROPOSED: Demolition of existing buildings on site and provision of protection and treatment of adjoining and attached buildings
NOTES: Registered Building
SITE: Warehouse, Office & Showroom, Former Barry Curran Car Showroom & Farmers Combine, West Quay, Ramsey.

Members were advised that the application had been re-advertised, because it had been erroneously described as being a Registered Building. It was confirmed that part of the application referred to property formerly owned by Farmers Combine Ltd. Discussion ensued with regard to what condition the site would be left in after the buildings were demolished. Members were informed that it is understood that Heras fencing will be erected around the frontages. Members queried if “lollipop” fencing or similar might be used as it is consider more aesthetically pleasing.

It was proposed by Mr. Williams and seconded by Mr. McGuinness that an observation be submitted that a condition of any approval with regard to the final surface be included, preferably that the area be grass-seeded and maintained.
(2018/19:052) Chief Technical Officer’s Report - Planning Applications Cont:

Mr. Cowie proposed an amendment to have lollipop fencing and grass-seeding within three months of demolition, as a more aesthetical solution. This was seconded by Mr. McGuinness and agreed by 9 votes to 1, Mrs. Wedgwood voting against.

The Town Clerk undertook to query whether town rates are payable in respect of unoccupied commercial premises.

Appendices:

The Chief Technical Officer advised that two of the applications detailed within Appendix I, had been carried forward from the May appendix and should be disregarded.


Resolved: To note the Chief Technical Officer’s report dated 13th June, 2018, advising of additional duties carried out by members of the workforce during the TT period, subject to the following:

Street Cleaning - reference was made to “post T.T.” Street Cleaning and members were informed that deep cleaning in the vicinity of East Street is on-going. Mr. Williams advised that Peel Town Commissioners close the roadway to allow street cleaning during “normal” hours; Mr. McGuinness indicated that the Chamber of Commerce would have no objection to a similar arrangement in Ramsey. The Chief Technical Officer indicated this could be trialled. Mrs. Wedgwood referred to oil spills adjacent to the Courthouse and was advised that this was probably the result of motorcycles having been parked on paved areas and the problem would be investigated, although it would be impossible to identify from whose motorcycles the oil leaked.

Housing and Property:

(2018/19:054) Housing and Property Manager’s Report - Future Affordable Housing Purchase Offers at Auldyn Meadows, Ramsey:

Members considered the Housing and Property Manager’s report dated 13th June, 2018, advising of properties at Auldyn Meadows to be sold by Dandara Ltd., in terms of a Section 13 agreement with regard to the provision of affordable housing. It was noted that the development has commenced.

It was agreed that the Housing and Property Manager’s Report related to the Former Mart Site, Clause 055 refers, be considered at the same time as Clause 054.
(2018/19:055) Housing and Property Manager’s Report - Future Affordable Housing Purchase Offers at the Former Ramsey Mart Site:

Members considered the Housing and Property Manager’s report dated 13th June, 2018, advising of properties at the former Ramsey Mart Site to be developed in terms of a Section 13 agreement with regard to the provision of affordable housing.

Discussion took place on the number of applicants on the housing waiting lists; Mr. McGuinness queried if the provision of one-bedroomed properties would be a better solution and queried if affordable housing being offered to first time-buyers was to the detriment of first-time buyers?

The Housing and Property Manager advised that new-builds were generally two bed roomed, other than in sheltered housing complexes and that Government is aware of the situation with regard to first-time buyers.

A proposal by Mr. Cowie, seconded by Mrs. Quayle that the Commission seek to acquire both sets of affordable housing was made but not put to the vote. Members noted that the planning consent for the development on the former Mart Site had allowed a reduced parking provision and that in other developments parking had been acquired along with the properties. Further discussion took place with regard to parking provision and whether dedicated parking should be allocated.

Resolved: That, following a revised proposal by Mr. Cowie, again seconded by Mrs. Quayle, the Commission seeks to acquire four two-bedroomed properties at Auldyn Meadows. The proposal was carried by 8 votes to 2, Messrs’ McGuinness and Parker voting against.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed by 8 votes to 2, the Commission do not seek to acquire property on the former Mart Site. Messrs’ Hankin and Williams voted against.

Parks and Leisure:

(2018/19:056) Deputy Town Clerk’s Report - Christmas Events 2018:

Members considered the Deputy Town Clerk’s Report dated 14th June, 2018, advising of proposals put forward by the Ramsey Chamber of Commerce with regard to Christmas events in 2018.

Resolved: that, following a proposal by Mr. Hankin, seconded by Mr. Oldham and agreed that the “Switch-on” arrangements with entertainment schedule detailed within the report be accepted. Members were advised that the events would run concurrently.

It was further resolved to agree that Carols around the Christmas Tree at the Courthouse be held on 22\textsuperscript{nd} December. It was noted further details would be presented nearer the event. Mr. Oldham advised that he had received requests after the success of the 2017 carol singing if the event could be protracted. The Deputy Town Clerk undertook to make enquiry from Ramsey Town Band.

Any Other Business:

(2018/19:057) Representatives’ Reports:

Resolved: To note the Reports submitted by Mr. McGuinness concerning meetings of the Ramsey Chamber of Commerce and Northern Local Authorities Swimming Pool Board held on 11\textsuperscript{th} June, 2018, and in May, respectively.

(2018/19:058) Town Clerk’s Report - Bye-Elections North and South Wards:

Resolved: To note the Town Clerk’s tabled report dated 20\textsuperscript{th} June, 2018, advising that requests have been received that the vacancies in North and South Ward be filled, and accordingly Notice of Election has been given and if sufficient validly nominated candidates are forthcoming, elections will be held on Thursday, 19\textsuperscript{th} July, 2018.

(2018/19:059) Ramsey Regeneration Area - Rectification Works:

In response to members’ enquiries the Chief Technical Officer advised that rectification works have been commenced by the original contractor and that he will endeavour to learn how long they will take to complete.

(2018/19:060) Heritage Trail:

Mr. McGuinness informed members that he had been approached to see if the Commission would support the principle of a new heritage trail being established in Ramsey to include areas such as the Courthouse, War Memorial, Mooragh Park, Swing Bridge and Queen’s Pier.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Hankin and agreed the Commission agree in principle and invite further details.
(2018/19:061) Island at War Weekend:

Mr. Hankin advised that arrangements are well in hand to hold numerous events in the Town during the Island at War Weekend on 17th and 18th August, 2018, including concerts with supper over both nights by the Cloideryn Players; a street party, Ramsey Town, Rock Vannin, etc.

Mr. Hankin advised that all goods required for the weekend had been sponsored as a result of which there would be very little or no cost to the Commissioners.

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

The following items were considered in private the detail of which, having regard to data protection, matters affecting persons who cannot be named, etc., is not as extensive as that contained in minutes of matters discussed in public.

(2018/19:062) Minutes:

Resolved: To note that no minutes from the Board Meetings held on 16th May, 2018, were recorded in Private.

Matters for Information:

(2018/19:063) Policy Committee:

Resolved: To note and approve the Minutes of the Policy Committee held on 25th April, 2018, which had been re-drafted at members' request.

(2018/19:064) Courthouse Management Sub-Committee:

Resolved: To note and approve the Minutes of the Courthouse Management Sub-Committee held on 25th May, 2018.

Notes taken at a meeting held on 12th June, 2018, were accepted as a report, as no officer was in attendance.

Discussion ensued during which Mr. Oldham appealed to members to assist if possible with events held in the Courthouse and the following was agreed unanimously:--

a) Rental Charges - no rent is to be applied for the time-being;

b) Picture hanging rails - proposed by Mrs. Quayle, seconded by Mr. Oldham that picture hanging rails be acquired and proposed by Mr. Cowie, seconded by Mr. McGuinness that the cost should not exceed £200.
(2018/19:065) Housing Committee:

Resolved: To note and approve the Minutes of the Housing Committee held on 12th June, 2018, subject to the following:-

- **Clause 14b) Statistics** the Housing and Property Manager advised he would include the statistics referred to as an appendix within the July 2018 agenda;
- **Clauses 16a and 16e** - the rationale between these clauses was explained;
- **Clause 16g** the Housing and Property Manager clarified the matter to members’ satisfaction;
- **Clause 19a** the address was corrected to read No. 15 and not 16, as listed.
- **Clause 20a and 20b** - members were assured that tenants are fully aware of the policy with regard to the number and species of pet allowed to be kept.


Resolved: To note the “Action Tracker”, to 15th June, 2018, included within the agenda and the following comments made thereon, and accepting that some matters may be referred to in other sections of these minutes:-

- **Bleak House** - noted that the Town Clerk will meet Mrs. Rushbrook on 22nd June, 2018. Mr. Young advised of his understanding that discussions have taken place between Mrs. Rushbrook and other interested parties;
- **Scaffolding on Public Highway** - agreed to remove from Action Tracker;
- **Amenity Byelaws** - noted required maps being prepared;
- **Parking Queen’s Promenade** - noted that resurfacing work is on-going;
- **Shoprite Group Station Road** - report requested to be submitted to July Board Meeting;
- **Website** - hoped to be progressed for July Board Meeting
- **iPad for Members** - hoped to be progressed for July Board Meeting
- **War Memorial** - further approach to be made to the War Memorial Committee

Finance and General Purposes:

(2018/19:067) Town Clerk’s Report - Rating Appeals:

Members considered the Town Clerk’s report dated 10th June, 2018, advising of applications submitted to Treasury by persons requesting rate reviews.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed without division, that the revisions recommended by Treasury in all cases be accepted.

It was further resolved to give delegated authority to the Town Clerk or Deputy Town Clerk to agree, on the Commission’s behalf, to rate reductions recommended by Treasurer at no more than 10%.
(2018/19:068) Deputy Town Clerk’s Report – Media Services:

Members considered the Deputy Town Clerk’s Report dated 14th June, 2018, advising of the media services provided to the Commission.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed, the company named within the report be thanked for their services to date and given 3 months’ notice that the Commission cannot continue with their services other than on an ad hoc basis on terms to be determined.

(2018/19:069) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s Report dated 14th June, 2018, subject to the following:

Estimates and Revenue Expenditure - a query with regard to receipt of Housing Deficiency was explained to members’ satisfaction.
Aged Debtors - Members were informed that smaller debts are only invoiced on a quarterly basis and the debts listed as outstanding are often based on the timing of invoices having been raised.
Budget Projects Update - the Town Clerk undertook to determine if commuted sums, under Section 13 agreements, could be used to upgrade existing playground equipment.

Works and Development:

(2018/19:070) Deputy Town Clerk’s Report Beach Improvements:

Resolved: To note the Deputy Town Clerk’s report dated 14th June, 2018, suggesting the introduction of amenities to the bathing areas of the Ramsey foreshores in view of the improvement to the bathing water quality.

It was agreed that members consider this matter and advise the Deputy Town Clerk of any ideas they may have so that a further report may be submitted.

(2018/19:071) Chief Technical Officer’s Report - Decorative Lighting:

Resolved: To note the Chief Technical Officer’s report dated 14th June, 2018, advising of the offer made by Manx Utilities to make a presentation to the Commission with regard to the provision of decorative lighting.

It was agreed to arrange the presentation and note that the Commission is also invited to attend a presentation to Douglas Corporation of a presentation, on the same topic by another provider.

Resolved: To note and approve the Chief Technical Officer’s report dated 14th June, 2018, advising of the appointment of Protec Security Services to provide Town Warden service for an initial period of 12 months from 14th June.

It was noted that, subject to satisfactory performance the contract period will be for a full three years from 14th June, 2018.

(2018/19:073) Chief Technical Officer’s Report - Water Street Car Park:

Resolved: To note the Chief Technical Officer’s report dated 13th June, 2018, advising of on-going discussions with Mr. W. G. Young and Mr. S. Young with regard to the wall bounding the western side of Water Street car park.

Housing and Property:

(2018/19:074) Housing and Property Manager’s Report - Regional Political Meeting for Housing:

Resolved: To note the Housing and Property Manager’s report dated 12th June, 2018, with appended minutes of a regional meeting organised by the Department of Infrastructure on 23rd May, 2018.

Parks and Leisure:

(2018/19:075) Deputy Town Clerk’s Report - TT Events 2019:

Resolved: To note the Deputy Town Clerk’s tabled report dated 20th June, 2018, advising that a report on suggestions for options to enhance the T.T. insofar as the Town of Ramsey is concerned for 2019, will be presented to the August Board Meeting.

Any Other Business:

(2018/19:076) Town Clerk’s Report - Mannin Art Group:

Members considered the Town Clerk’s tabled report dated 19th June, 2018, advising of the request made by Mannin Art Group for support, by way of provision of a trophy to be used for a new three-dimensional art award and in celebration of the Group’s 70th Anniversary.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Young, and agreed, a shield be provided at a cost not exceeding £80.

[Signature]
(2018/19:077) **Chief Technical Officer’s Report - Mooragh Park Bowling Green:**

Resolved: To note the Chief Technical Officer’s tabled report dated 20th June, 2018, concerning responses awaited on advice sought with regard to the bowling green in the Mooragh Park.

The Chief Technical Officer advised that Mr. Atherton is offering free courses on bowling green management.

(2018/19:078) **Expressions of Interest Ramsey Courthouse:**

Members were reminded that a Special Board Meeting has been arranged for Tuesday, 3rd July, 2018, from 6.00 p.m. to meet interested parties who have submitted expressions of interest with regard to the Ramsey Courthouse.

(2018/19:079) **Traffic Control:**

Mr. Parker drew attention to changes in traffic control, by way of traffic lights at Parliament Square and asked that the Department of Infrastructure be asked to set the sequence of lights back to their usual pattern because of the difficulties experienced by vehicular traffic wishing to enter Parliament Street.

**Matters of Establishment:**

(2018/19:080) **Minutes Establishment Committee Meetings:**

Resolved: To approve the Minutes of the meeting of the Establishment Committee held on 13th June, 2018.

It was proposed by Mr. Cowie, seconded by Mrs. Quayle and agreed to suspend Standing Orders to allow the meeting to continue to its conclusion.

(2018/19:081) **Representative Report - Meeting with Queen’s Pier Trust:**

Members considered the report presented by Mr. McGuinness concerning a meeting that had taken place with representatives of the Queen’s Pier Trust. Members agreed to allow the temporary storage of planks at the Trust’s own risk, and to assist in sourcing paint to assist in improving the visual amenity of the pier entrance, property. Members noted that the Pier Tram is on loan to Jurby Transport Museum on condition that it can be transferred back for operation on the pier on request.

Members agreed following a proposal by Mr. Cowie, seconded by Mr. McGuinness to have a representative meeting with the trust if possible, on a quarterly basis.

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

Chairman.