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


Apologies: Apologies for absence were received from Mrs. J. Wedgwood and Mr. F. B. R. Williams.

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

(2018/19:311) Minutes:

Resolved: That the Minutes of the Board Meeting held on 17th October, 2018, and the Special Board Meeting held on 30th October, 2018, be confirmed and signed by the Chairman, subject to minor typographical corrections.

Mr. Young referred to his non-attendance at the Special Board Meeting, which he attributed to the method by which he had received notification of the meeting and in so doing asked if the media could give publicity to these minutes. Mr. Young indicated he was not happy with the proposals, which the Chairman explained were only conceptual at this stage.

(2018/19:312) Matters Arising:

There were no matters arising that were not included elsewhere within the meeting’s agenda.

(2018/19:313) Chairman’s Report:

Resolved: To note the Chairman’s report dated 15th November, 2018. The Chairman reiterated his thanks as conveyed with his report.

Mr. Oldham advised that WW1 Commemoration exhibition had raised, by way of donations, over £850 for the Poppy Appeal and the North of the Island had raised in excess of £22,000 for the same very worthy cause.

Finance and General Purposes:


Resolved: To note the Town Clerk’s report dated 12th November, 2018, advising of the special meeting to be held on 10th December, 2018, concerning the Equality Act and to which members of the Northern Parish Authorities have been invited. The Chairman commended attendance at this important meeting.
(2018/19:315)  Finance Officer’s Report:

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

Accounts - a query made by Mr. Cowie with regard to the use of Appleby’s was explained.

Mr. Hankin referred to changes to National Insurance contributions and was advised that these resulted from Government decision to remove contracting out arrangements and that the impact would be reflected in the forthcoming budget figures being prepared, and that staff affected would be receiving an explanatory letter.

(2018/19:316)  Technical Assistant’s Report - Commemoration of Loss:

Resolved: To note and approve the Technical Assistant’s Report dated 14th November, 2018, detailing losses during the Great War to be commemorated in the next few weeks. Mr. McGuinness commended the report highlighting the tragedy and impact on families of deaths which had occurred following the official end of conflict.

(2018/19:317)  Technical Assistant’s Report - Enforcement Action:

Resolved: To note and approve the Technical Assistant’s Report dated 30th October, 2018, advising of a successful action brought against Mr. M. J. B. Slade for four separate parking offences in that no permit or disc was displayed at the Town Hall car park.

Works and Development:

(2018/19:318)  Town Clerk’s Report – Bathing Water Quality:

Resolved: To note the Town Clerk’s report dated 1st November, 2018, with appended charts advising of the high standard of results of bathing water samples in Ramsey bay during 2018, highest sample quality on the Island for the year. The Town Clerk informed members that Government was reviewing the bathing water standards and the number of sample points utilised for such and that consultation on this matter would, it is understood, be forthcoming in the near future.

Mr. McGuinness welcomed the result and commented on the invaluable work undertaken by Beach Buddies and others to keep the foreshores clean. He referred to the need to improve facilities and amenities so people can make better use of the beaches.
(2018/19:319) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 14th November, 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: 3617
P.A. NO.: 18/01097/C
APPLICANT: Dave's Delicious Dogs Limited
PROPOSED: Change of use from retail (Class 1) to a café / restaurant (Class 3)
NOTES: P.A. Change of Use
SITE: Unit 2, Church Walk, St Paul’s Square, Ramsey.

It was agreed, following a proposal by Mr. Oldham, seconded by Mr. Hankin, to submit an observation that the hours of opening be included within conditions of approval and such hours include Sunday opening to enable the applicant to open on Sundays should he wish to do so at any time in the future.

REF NO: 3618
P.A. NO.: 18/01106/B
APPLICANT: Hartford Homes Limited
PROPOSED: Erection of a detached dwelling with associated parking
NOTES: P.A. in Detail
SITE: Land to the west of 17, Royal Park, Ramsey.

It was agreed by 6 votes to 4, following a proposal by Mr. Oldham, seconded by Mr. Parker to object as the proposed dwelling does not respect the site and surroundings in terms of the siting, layout, scale form, design and landscaping of buildings and the spaces around them, as set down in General Policy 2(b) of the Isle of Man Strategic Plan 2016; and in addition would affect the amenity of local residents or the character of the locality. Mrs. Quayle and Messrs’ Cowie, McGuinness and Young voted against.

Mr. Monk queried ownership of public open space and was advised that when such land is formally adopted it comes into the ownership of the Commission.

REF NO: 3619
P.A. NO.: 18/01119/GB & 18/01120/CON
APPLICANT: Heron & Brearley Limited
PROPOSED: Replacement of asbestos cement downspouts with cast iron effect aluminium downspouts
NOTES: Registered Building
SITE: Central Hotel, Bowring Road, Ramsey

Members’ attention was drawn to this application insofar as the building is Registered. It was proposed by Mr. Oldham, seconded by Mrs. Quayle and agreed that no objection be raised to the application.
(2018/19:319) Chief Technical Officer’s Report - Planning Applications Cont:

REF NO: 3623
P.A. NO.: 18/01158/B
APPLICANT: Mr. & Mrs. D. Christian
PROPOSED: Replacement of existing commercial storage building with detached garage
NOTES: P.A. in Detail
SITE: Former St. Olave’s Men’s Institute, adjacent to St. Olave’s School House, North Shore Road, Ramsey

It was proposed by Mr. Oldham, seconded by Mr Hankin and agreed to submit an objection to the application which it is considered does not respect the site and surroundings in terms of the siting, layout, scale form, design and landscaping of buildings and the spaces around them, as set down in General Policy 2(b) of the Isle of Man Strategic Plan 2016; and in addition would affect the amenity of local residents or the character of the locality.

(2018/19:330) Chief Technical Officer’s Report - Former Farmers’ Combine Warehouse, 33, West Quay, Ramsey:

Members considered the Chief Technical Officer’s report dated 14th November, 2018, concerning the notice dated 9th November, 2018, advising of the proposal to register the former Farmers’ Combine Warehouse, at 33, West Quay, Ramsey, as a registered building and in respect of which submissions are invited by 7th December, 2018.

The Town Clerk drew attention to the possibility that there could be an appeal inquiry with regard to the registration at which the Commission may be required to qualify any decision in support or otherwise of the application.

Resolved: That following a proposal by Mr. Young, seconded by Mr. Oldham that the Commission inform the Department of their support to the registration of the premises 33, West Quay, which they consider has historic interest. The proposal was carried by 7 votes to 3, Mrs. Quayle and Messrs’ McGuinness and Parker voting against.

Housing and Property:

(2018/19:332) Housing and Property Manager’s Report - Bicycle Shelter:

Members considered the Housing and Property Manager’s report detailing costs for the provision of a bicycle shelter to accommodate 10 bicycles at the Town Hall and elsewhere around the Town.

It was proposed by Mr. Parker, seconded by Mr. Howard that the provision of a bicycle shelter at the Town Hall be progressed and the provisions of others be considered as part of the budget process.
(2018/19:332) Housing and Property Manager’s Report - Bicycle Shelter Cont:

An amendment was put by Mr. Cowie, seconded by Mr. Hankin that enquiry be made
to see if the Government’s Active Travel initiative could offer any grant towards the
provision of bicycle shelters and in conjunction with their response the provision be
considered as part of the budget process.

The amendment was put to the vote and was carried by 6 votes to 4 - Mrs. Quayle and
Messrs’ Howard, McGuinness and Parker voting against.

and Statistics 2018/19:

Resolved: To note the Housing and Property Manager’s report dated 9th November,
2018, with which was appended the quarterly Housing Performance and Statistics to
30th September, 2018.

Members queried if “void” properties might be included and were advised that as this
would only be a temporary situation at any given time it might not be appropriate. Mrs.
Quayle queried maintenance costs and was reminded that the current figures related to a
half-year only and that it was generally expected that higher maintenance costs are
experienced during the winter months of the second half of the year.

Parks and Leisure:

(2018/19:334) Deputy Town Clerk’s Report - Christmas Events:

Resolved: To note the Deputy Town Clerk’s report dated 15th November, 2018,
advising of events taking place in Ramsey before Christmas.

Any Other Business:

(2018/19:335) Representative Report:

Resolved: To note the representative report submitted by Mr. McGuinness with regard
to a recent meeting of the Ramsey Chamber of Commerce.

Other representatives were requested to submit reports insofar as they are permitted to
do so, for members’ future information.

(2018/19:336) Town Clerk’s Report - Commemorative Mosaic:

Members considered the Town Clerk’s tabled report dated 20th November, 2018,
seeking suggestions as to a permanent site for the commemorative mosaic plaque,
designed by Elaine Edge and made by pupils of Bunscoill Rhumsaa.

Mr. Oldham suggested that the Royal British Legion and staff of the school would prefer the mosaic to be sited in the vicinity of the Courthouse, near the War Memorial, and he could possibly identify a sponsor and thereby remove any cost to the Commission. Mr. Hankin advised members that the artist had expressed a wish that the mosaic be sited where it can be seen by locals and visitors. Mr. Parker suggested the mosaic be placed in the path in front of the War Memorial and incorporated within a light box.

Resolved: That, following a proposal by Mr. Cowie seconded by Mr. McGuinness and agreed the Deputy Town Clerk assess the feasibility of suggested options and any others (members were asked to submit ideas to the Deputy Town Clerk by 28th November) and report to the December, 2018, meeting of the Board thereon.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.08 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.

Before commencing the business the opportunity was taken to welcome and introduce Ms. Barbara Wallace who will commence employment on 3rd December, 2018, in the role of Technical Services Manager.

(2018/19:337) Minutes:

Resolved: To note that no matters from the Board meeting held on 17th October or the special Board meeting held on 30th October, 2018, had been recorded in private.

Matters for Information:

(2018/19:338) Housing Committee:

Resolved: To note and approve the minutes of the Housing Committee held on 6th November, 2018, subject to the following:-

Clause 54(e) Mr. Hankin advised that the markings referred to have been removed.
(2018/19:339) Policy Committee:

Resolved: To note and approve the minutes of the Policy Committee held on 14th November, 2018.

Mr. McGuinness commended members not on the Policy Committee to submit any ideas / feedback they may have to the Committee. The Town Clerk undertook to circulate the draft policies referred to within the Minutes, for members’ information.


Resolved: To note the “Action Tracker” to 21st November, 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** - the Town Clerk was requested to attempt to arrange a meeting before Christmas.

- **Decorative and Festive Lighting** - definite ideas need to be progressed and alternatives investigated.

- **Shoprite Group Station Road** - discussions are on-going. It was agreed to investigate the options available for the provision of public conveniences in the vicinity.

- **Unsightly Shop Premises** - some success has been noted and works are progressing on properties and to be commenced on other properties / areas of concern including the sites of the former Barry Curran premises, the former Boxing Club/Laundry and the Britannia Hotel. Mr. Parker was authorised to discuss with the owners whether the former Albert Road School site could be made available for car parking over the Christmas period.

- **War Memorial** - a specification for works required is being drawn up. Cracking noticed in the paving surrounding the Memorial has been brought to the attention of those responsible for it.

- **Ramsey North Beach** - members asked that ideas submitted be circulated. Mr. McGuinness drew attention to the need to have any proposals considered as part of the budget process.

- **Former Mart Site** - the Town Clerk verbally reported on receipt of a revised Schedule to the agreement which meets the criteria imposed, and agreement was given to the entering into of such.

- **Media Services** - the Deputy Town Clerk was requested to submit a progress report on this matter in a few months’ time.

- **Public Open Space former Grand Island Site** - the Town Clerk verbally reported that confirmation has been received that the site owners have confirmed that the scheme previously presented the Commission would be undertaken in advance of the site being handed over. It is understood that the planning authority are happy with the scheme and the legal agreement will be amended to reflect the scheme. Agreement was given to proceed with the signing of the revised Section 13 Agreement and progressing a formal petition to acquire the land under Section 25 of the Local Government Act 1985.

- **10th Commemoration** - it was agreed that the Royal British Legion decide upon the best use to be made of the silhouette purchased.
- **RTC E-mails** – all but one member are now using the RTC email addresses – in one instance difficulties are being experienced with iPad set up.
- **Web-Site** - it was agreed to reinstate reference to the Web-Site on the “action tracker” - members suggested work on this matter be “out-sourced”.
- **Road Transport Regulations** - the Chief Technical Officer has been in touch with Government and advised that no form to enable registration yet exists.
- **Parking** - further report - it was agreed that report be made to the February meeting.
- **Street Cleaning Policy** - noted that a policy will shortly be presented. Mr. Hankin asked if road-sweeping along the quayside (landside) could be undertaken earlier in the day.
- **Possession Hearing** - Members were informed that this hearing had been adjourned by the High Bailiff until 7th December, but that advance notice about payments to be made from Government has indicated that £2,844 will be received on 22nd November.
- **2018 Fireworks** - Mr. McGuinness again referred to the need to consider budget options for 2019.

Finance and General Purposes:

(2018/19:341) Town Clerk’s Report - Land at College Street:

Members considered the Town Clerk’s report dated November, 2108, advising of the request made by the Pastor of the Independent Methodist Church that the Commission consider the sale to the Church of land abutting their premises, to facilitate private car parking.

Resolved: That, following a proposal by Mr. Oldham seconded by Mr. McGuinness that the Commission offer to provide, initially for two years, at a concessionary rental for the land, subject to the Church maintaining such area. The proposal was carried by 9 votes to 1, Mr. Young voting against. The concessionary rental would equate to half the rental fee for two car parking spaces.

A proposal by Mr. Young that the Commission gift the land to the Church, subject to the Church paying all legal fees did not receive a seconder.

(2018/19:342) Town Clerk’s Report - Rating Appeals:

Resolved: To note and approve the Town Clerk’s report dated 9th November, 2018, which confirms formally the decision to oppose, in accordance with the advice of the Government Valuer, a reduction in rate sought by the owners of 3, River View, Ramsey.
(2018/19:343) Deputy Town Clerk’s Report - Courthouse - Interim Use:

Resolved: To note the Deputy Town Clerk’s report dated 15th November, 2018, advising of temporary use being made of the Courthouse premises.

(2018/19:344) Deputy Town Clerk’s Report - Meet and Greet:

Members considered the Deputy Town Clerk’s Report dated 15th November, 2018, concerning the suggestion that the Commission hold a meet and greet at the Courthouse, rather than at the Town Hall.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Young and agreed that a meet and greet be held on 19th January, 2019, and the Farmers’ Market be informed that the Commission would wish them not to use the interior of the premises on that date.

(2018/19:345) Deputy Town Clerk’s Report - Courthouse - Future Use:

Members considered the Deputy Town Clerk’s tabled report dated 21st November, 2018, advising of the on-going negotiations with regard to the long-term use of the Courthouse.

Proposed by Mr. McGuinness, seconded by Mr. Hankin, that the Commission re-engage with parties who had previously expressed an interest to establish whether such interest remained and could be further considered.

An amendment was put by Mr. Cowie, seconded by Mrs. Quayle that in conjunction with Mr. McGuinness’s proposal that the Commission in parallel collate proposals to clearly identify how the Commission wish the Courthouse to be run. All members were in favour. Mr. Oldham did not vote because of a possible interest.

(2018/19:346) Finance Officer’s General Report:

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

2019-20 Income Budget - it was agreed that the income budget proposals as detailed within Appendix 4 be approved with the following comments / notes:
6. Community Heating - members were assured that tenants will be fully apprised of the change in charges and reasons therefor;
9. Camper Van Permits - a proposal by Mr. Cowie to increase the charge from that recommended was withdrawn;
13. Tennis Club charge - to be removed the particular Club no longer exists.

Mr. McGuinness suggested dates on which the Commission will might to discuss the budget for 2019-20 being:
- Wednesday, 12th December; and
- Wednesday, 9th January
Housing and Property:

(2018/19:347) Housing and Property Manager’s Report - Properties at Bircham Avenue:

Resolved: To note the Housing and Property Manager’s report dated 9th November, 2018, advising of the amounts expended on properties at Bircham Avenue over the past few years.

The Housing and Property Manager was requested to further report where possible on the demographics of tenants in the properties.

Parks and Leisure:

(2018/19:348) Deputy Town Clerk’s Report - CycleFest 2019:

Resolved: To note the Deputy Town Clerk’s report dated November, 2018, advising of proposed Launch of the Gran Fondo - it was it was proposed by Mr. Parker, seconded by Mr. Cowie and agreed that the organisers be permitted to stage a media launch in the Mooragh Park.

(2018/19:349) Chief Technical Officer’s Report - Request to Thin Trees in Mooragh Park Opposite Cedar Bank, Windsor Mount:

Members considered the Chief Technical Officer’s report dated 14th November, 2018, concerning a request made by the owner of Cedar Bank that trees in the Mooragh Park be thinned to improve light at this property.

Resolved: To, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed that the owner be informed that the Mooragh Park is a Registered Area under Section 2 of the Tree Preservation Act 1993 and the area is subject to a Management Agreement between the Commission and the Department of the Environment, Food and Agriculture, as such the Commission must adhere to the terms of the agreement and is not prepared to thin such trees.

It was proposed by Mr. Cowie, seconded by Mr. Parker and agreed to suspend Standing Orders to allow the meeting to continue beyond 10.00 p.m. to its conclusion.

Any Other Business:

(2018/19:350) Technical Assistant’s Report - Dog Fouling:

Members considered the Technical Assistant’s tabled report dated 21st November, 2018, with regard to an appeal submitted against a Fixed Penalty Notice issued.

Resolved: That, following a proposal by Mr. Young, seconded by Mr. Cowie and agreed that on this occasion the appeal be allowed. Canon Greenwood and Mr. McGuinness voted against.
Matters of Establishment:

(2018/19:351) Minutes Establishment Committee:

Resolved: To note and approve the minutes of the meeting of the Establishment Committee held on 7th November, 2018.

Mrs. Chrystal declared an interest in the appointment of the Deputy Head Gardener.

The meeting closed at 10.10 p.m. giving a time of 3.30 hours for payment of attendance allowances.

[Signature]

Chairman.