The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 19\textsuperscript{th} December, 2018, at 7.00 p.m.


Apologies: Canon Greenwood has been granted leave of absence.

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

(2018/19:353) Minutes:

Resolved: That the Minutes of the Board Meeting held on 21\textsuperscript{st} November, 2018, and the Special Board Meeting held on 10\textsuperscript{th} December, 2018, be confirmed and signed by the Chairman.

(2018/19:354) Matters Arising:

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

(2018/19:355) Chairman’s Report:

Resolved: To note the Chairman’s report dated 14\textsuperscript{th} December, 2018. The Chairman reiterated his goods wishes for Christmas and the New Year.

Finance and General Purposes:

(2018/19:356) Town Clerk’s Report – Easement Coronation Park:

Members considered the Town Clerk’s report dated 13\textsuperscript{th} December, 2018, concerning the defective manhole in the roadway at Queen’s Pier Road and the proposal to make a direct connection to a manhole situate with the Coronation Park, subject to the grant of an Easement to cross land in the Commission’s ownership.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed an Easement be granted at nomination consideration subject to approval of the Department of Infrastructure under S25 of the Local Government Act 1985.
(2018/19:357) Town Clerk’s Report – Ramsey Town Commissioners’ Bye-Elections:

Members considered the Town Clerk’s Report dated 3rd December, 2018, in response to the Board’s directive to draw-up a strategy to improve the bye-election process. Members welcomed the options presented by the Town Clerk to increase awareness in the bye-election process and the “action calendar”. Mr. Parker asked if the calendar might be extended? Members were reminded that revised legislation is being progressed by Government. Members also felt that greater “induction” would be beneficial along with wider publication of bye-elections in respective wards.

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness that a policy be drafted incorporating the Town Clerk’s options.

(2018/19:358) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 12th December, 2018, subject to the following:

Accounts - a query with regard to services supplied by a particular company was answered to members’ satisfaction.

Members were reminded that budget process discussions are on-going.

Works and Development:

(2018/19:359) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 12th December, 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>3618</th>
<th>AMENDED PLANS</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.A. NO.:</td>
<td>18/01106/B</td>
<td></td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Hartford Homes Limited</td>
<td></td>
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<tr>
<td>PROPOSED:</td>
<td>Erection of a detached dwelling with associated parking</td>
<td></td>
</tr>
<tr>
<td>NOTES:</td>
<td>P.A. in Detail</td>
<td></td>
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<tr>
<td>SITE:</td>
<td>Land to the west of 17, Royal Park, Ramsey.</td>
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</tbody>
</table>

A letter of mitigation to the objections raised by the Commission had been received and after discussion it was proposed by Mr. Williams, seconded by Mr. Oldham and agreed by 6 votes to 5 to affirm the Commission’s objection as no changes had been made to the plans. Those members voting in favour were Messrs’ Williams, Oldham, Parker, Monk, Hankin and Howard.
(2018/19:359) Chief Technical Officer’s Report - Planning Applications Cont:

REF NO: 3628
P.A. NO.: 18/01234/B
APPLICANT: David Hatersich-Jones
PROPOSED: Variation of condition 1 of PA 16/00576/A for the approval in principle for the erection of a four storey apartment block, to extend the period of approval for a further 2 years
NOTES: P.A. in Detail
SITE: 21 - 22, West Quay, Ramsey.

It was proposed by Mr. Williams, seconded by Mr. McGuinness and agreed that no objection be made to the application but an observation be made that the Commissioners feel that no further extensions of planning permission should be granted.

REF NO: 3629
P.A. NO.: 18/01255/B
APPLICANT: Dandara Homes Limited
PROPOSED: Erection of 34 dwellings with associated highway and drainage works
NOTES: P.A. in Detail
SITE: Land adjoining Residential Development, Auldyn Meadow Drive, Ramsey.

An email containing various points of objection was circulated. Mr. Williams proposed that an observation be submitted that no further development (including that within this application) be approved until completion of the second carriageway to Gardeners Lane in the area of the former Railway Line. The Town Clerk advised members of his understanding that the Department of Infrastructure is proposing to introduce dual carriageway traffic controls in this area once the second lane is completed, and Mr. Williams extended his proposal to include that the Department of Infrastructure be requested to actively manage control of traffic at all junctions with Gardeners Lane.

The proposal was seconded by Mr. Oldham and agreed without division.

REF NO: 3630
P.A. NO.: 18/01265/B
APPLICANT: Elliot Construction Limited
PROPOSED: Conversion of existing building to form 6 self contained apartments (comprising amendments to 06/01427/B)
NOTES: P.A. in Detail
SITE: Glenville, Ballure Road, Ramsey.

Discussion ensued with reference being drawn to the Strategic Plan 2016 with regard to parking provision. It was proposed by Mr. Cowie, seconded by Mr. Williams that an objection be submitted. The proposal failed by 4 votes to 7, Messrs’ Cowie, Hankin, Oldham and Williams voting with the proposal.
(2018/19:360) Chief Technical Officer’s Report - Emergency Road Closure West Quay:

Resolved: To note the Chief Technical Officer’s report dated 12th December, 2018, advising of actions taken in securing an emergency road closure on West Quay on 28th November.

It was agreed to advise the contractor that the Commissioners believe that if their preferred style of fencing had been used the problem would not have arisen.

It was further resolved, following a proposal by Mr. Cowie, seconded by Mr. Williams and agreed that an attempt be made to recover costs incurred by the Commission in providing the road closure, and the contractor be requested to provide a more suitable fencing for the location.

(2018/19:361) Technical Assistant’s Report - Recycling of Christmas Trees:

Resolved: To note the Technical Assistant’s report dated 12th December, 2018, advising of facilities that will be available to enable real Christmas trees to be recycled between 2nd and 11th January, 2019.


Resolved: To note the Technical Assistant’s report dated 12th December, 2018, advising of changes to refuse collections during Christmas and New Year 2018/19. The report also details the opening hours of the Civic Amenity Site.

It was proposed by Mr. McGuinness seconded by Mr. Oldham and agreed that the Commission record its appreciation to its outdoor staff for all the additional duties undertaken at this time of year.

Housing and Property:

(2018/19:363) Housing and Property Manager’s Report - Auldyn Meadows Additional Properties Offer:

Members received the Housing and Property Manager’s report dated 12th December, 2018, advising of the availability of properties under the Section 13 Affordable Housing arrangement, should the Commissioners wish to purchase them. Discussion ensued with regard to the numbers on the Housing Waiting Lists for the size of properties being offered.

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed that the matter be deferred pending submission of an analytical / demographic report of Housing Waiting List applicants from the Housing and Property Manager.
Parks and Leisure:

(2018/19:364) Deputy Town Clerk’s Report - Christmas Events:

Resolved: To note the Deputy Town Clerk’s report dated 12th December, 2018, advising of events taking place during the festive period.

Mr. Oldham advised of a current exhibition taking place at the Courthouse with art work by Mr. Michael Starkey and photographs by Mr. Les Clarke.

Any Other Business:

(2018/19:365) Representative Report:

Resolved: To note the representative reports submitted by Mr. McGuinness - Northern Local Authorities Swimming Pool Board and Mr. Cowie - Isle of Man Municipal Association.

A report by Mrs. Quayle, comprising minutes of a meeting held on 2nd October, 2018, was circulated.

(2018/19:366) Sundry Matters:

The following sundry matters were queried / advised:

- Mr. Hankin queried speed of traffic and lack of illumination Waterloo Road, Albert Road areas - the Town Clerk advised that officers of the Department are proposing to install speed / traffic monitoring equipment early in the New Year.

- Mrs. Wedgwood queried, on behalf of a third party, access to St. Paul’s Square by emergency vehicles because of traffic control barriers - she was advised that emergency services would take whatever direct action was felt necessary in times of emergency, which may include breaking through the barrier.

- Mr. Oldham advised that he has been appointed Parade Marshal and Poppy Liaison Officer, in his capacity as a member of Ramsey Branch Royal British Legion.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.20 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.

(2018/19:367) Minutes:

Resolved: To note that no matters from the Board meeting held on 19th November, or 10th December, 2018, had been recorded in private.

Matters for Information:

(2018/19:368) Housing Committee:

Resolved: To note and approve the minutes of the Housing Committee held on 4th December, 2018, subject to the following:-

Clause 58e) members were advised that no points had been deducted in view of the circumstances of this refusal of tenancy offer.

Clause 62a) the Licence to Occupy has been renewed

Clause 62b) a further Court hearing will be held on 1st February in view of outstanding matters.

Clause 63d) this application was discussed and the circumstances noted.

(2018/19:369) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 14th December, 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:-

- Decorative and Festive Lighting - the Chief Technical Officer informed members that advice is being sought from Douglas Corporation and Mr. Parker advised that he has spoken to a local company who will make contact with the Technical Services Manager in January.

- Amenity Byelaws - Mr. Hankin queried if domestic bins left on pavements was subject to byelaws and was advised that the matter fell under the Public Health Act but that no regulations existed at present. The Town Clerk noted that action may be possible under the Highways Act, and undertook to enquire further in this regard.

- War Memorial - a specification will be prepared for consideration at the January, 2019, Board Meeting;

- Former Mart Site - a further revised agreement is being prepared for signature;

- Public Open Space former Grand Island Site - the agreement has been “signed-off” by the Attorney General. A reminder was given about the covenant contained within the agreement concerning building and agreement to sign the agreement on behalf of the Commission given;

- Ramsey Courthouse - Proposed by Mr. McGuinness, seconded by Mr. Williams and agreed that quotations be obtained for and a survey progressed. The proposal was agreed without division. Mr. Oldham did not vote owing to a possible interest.
Finance and General Purposes:

(2018/19:370) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s Report dated 12th December, 2018, subject to the following:

Rent Arrears: It was noted that the following actions are on-going with certain tenants listed on the Rent Arrears as follows:
- 7 - letters have been addressed to this tenant;
- 12 - staff are liaising with the tenant in an attempt to reduce arrears
- 15 - this tenant is coming in to discuss arrears

Aged Debtors: queries raised with regard to particular debtors were answered to members’ satisfaction.

Pay Award: Members were advised that allowances for any pay award and increases in National Insurance and pension costs will be factored into the budget figures for 2019/20.

Works and Development:

(2018/19:371) Town Clerk’s Report – Bleak House:

Members considered the Deputy Town Clerk’s report dated 13th December, 2018, advising on the current state of negotiations between parties with regard to Bleak House and in his supplemental report dated 19th December, 2018, a reminder of the legislation and Commissioners’ current position with regard to the property.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Hankin and agreed that legal advice be sought in this matter having regard to the current proposals being presented.

Mr. Young proposed that the Commission write-off monies due to it following works undertaken to make the property safe did not receive a seconder.

It was further resolved to advise the party making enquiry about the acquisition of land, adjacent to Bleak House, in the Commission’s ownership, that the Commissioners are not prepared to consider this matter whilst the question of debt related to the property exists.
(2018/19:372) Town Clerk’s Report – MER Station:

Members considered the Town Clerk’s report dated 13th December, 2018, and Draft options provided by the Department of Infrastructure with regard to the MER Station (Ramsey Transport Hub). Discussion ensued. Mr. Cowie explained that the ideas presented were still at a conceptual stage.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Oldham, that the Department be informed that the Commissioners’ preference is for option 4e, presented within their draft options document. The proposal was carried by 7 votes to 4 with Mrs. Wedgwood and Messrs’ Cowie, Parker and Young voting against.

It was further resolved to confirm that the Commission is not in favour of extending tram lines into Peel Street as the area had recently been regenerated, the loss of parking and the disruption to businesses. Members also confirmed that they would prefer not to lose any car parking facilities in the Town and would wish to increase these if possible.

(2018/19:373) Deputy Town Clerk’s Report – Parking Strategy:

Members considered the Deputy Town Clerk’s report dated 13th December, 2018, advising of the initiative of the Department of Enterprise, through Business Isle of Man, to prepare a brief and engage a consultancy to develop a “Parking on the Island” strategy.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Oldham and agreed that those parameters suggested by the Deputy Town Clerk be presented to consultants and Business Isle of Man for further discussion.


Members considered the Deputy Town Clerk’s report dated 13th December, 2018, and the Technical Services Manager’s supplemental report thereto dated 18th December, to which was appended the report of MacOwan Collett Consulting Engineers.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Parker, and agreed, the content of the report be brought to the attention of Mr. Young.
Housing and Property:

(2018/19:375) Housing and Property Manager’s Report - 47 - 59, Upper Queen’s Pier Road Refurbishment:

Resolved: To note and approved the Housing and Property Manager’s report dated 12th December, 2018, advising of the pre-tender estimate and professional fees in respect of the proposed refurbishment of seven properties at Upper Queen’s Pier Road.

It was further resolved, that following a proposal by Mrs. Wedgwood, seconded by Mr. Williams and agreed by 10 votes to 1, Mr. Young voting against, that the project proceed to tender Action, about which a Tender Report I3 will be presented.

(2018/19:376) Housing and Property Manager’s Report - Properties at Bircham Avenue:

Resolved: To note the Housing and Property Manager’s report dated 12th December, 2018, advising of the amounts spent on properties at Bircham Avenue since 2015 and detailing the general dynamic of occupancy of such properties.

It was noted that further report will be presented to the Board in 2019.

It was proposed by Mr. McGuinness, seconded by Mr. Williams and agreed that all further business be deferred to a special meeting of the Board to be held on 9th January, 2019, when consideration will be given to the budget for 2019/20.

The meeting closed at 10.00 p.m. giving a time of 3.00 hours for payment of attendance allowances.

Chairman.