The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 16th January, 2019, 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.

(2018/19:381) Minutes:

Resolved: That the Minutes of the Board Meeting held on 19th December, 2019, and the Special Board Meetings held on 9th January, 2019, be confirmed and signed by the Chairman, subject to the following:

Clause 360 - Chief Technical Officer’s Report - Emergency Road Closure West Quay - the clause was amended to reflect that it had been agreed to ask that more suitable perimeter fencing be provided.

(2018/19:382) Matters Arising:

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

(2018/19:383) Chairman’s Report:

Resolved: To note the Chairman’s report dated 11th January, 2019.

The Chairman took the opportunity to refer to this meeting being the last that Mr. Harrison, Chief Technical Officer, will attend, prior to his retirement, and to extend his and the Boards thanks Steve for his services to the Town.

Finance and General Purposes:

(2018/19:384) Town Clerk’s Report – Civil Registry

Resolved: To note the Town Clerk’s report dated 11th January, 2019, advising of registrations undertaken at the Town Hall during 2018.
(2018/19:385) Town Clerk’s Report – Consultation Sexual Offences and Obscene Publications Bill 2018:

Members considered the Town Clerk’s report dated 9th January, 2019, advising of the consultation being undertaken by the Department of Home Affairs with regard to the draft Sexual Offences and Obscene Publications Bill 2018.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Howard and agreed unanimously, the report be noted and any member wishing to do so submit a personal response to the consultation.

(2018/19:386) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 10th January, 2019, subject to the following:

Accounts: Mr. Cowie queried the payment for oil and was advised that it included deriv as well as heating oil.

Mr. McGuinness took the opportunity to thank the Finance Officer for all the work undertaken during the budget / rate setting process.

Works and Development:

(2018/19:387) Chief Technical Officer’s Report - Planning Applications:

Resolved: That Chief Technical Officer’s Report dated 10th January, 2019, 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: 3633
P.A. NO.: 18/01322/C
APPLICANT: Kelproperties Limited
PROPOSED: Change of use of first floor office (class 4) to a residential apartment
NOTES: P.A. - Change of Use
SITE: Kermode House, 74, Parliament Street, Ramsey.

It was proposed by Mr. Williams, seconded by Mr. Parker and agreed that an observation be made that clarification requires to be sought on bin storage and refuse collection arrangements. Mr. McGuinness queried if the operational hours of “Conrod’s” would have any impact on the residential proposals and was advised that they should not.
(2018/19:387) Chief Technical Officer’s Report - Planning Applications Cont:

REF NO: 3634
P.A. NO.: 18/01339/B
APPLICANT: Nick Gallin
PROPOSED: Extension to property in order to accommodate new lifeboat
NOTES: P.A. in Detail
SITE: RNLI New Norbury Lifeboat House, Queen’s Promenade, Ramsey.

The Town Clerk declared an interest. A letter of objection was circulated.

It was proposed by Mr. Williams, seconded by Mr. Hankin and agreed, by 10 votes to 1, that no objection be made. Mrs. Wedgwood voted against.

REF NO: 3637
P.A. NO.: 19/00009/B
APPLICANT: Mr. I. Piercy
PROPOSED: Erection of a single dwelling on land adjacent to Rheat Mooar House
NOTES: P.A. in Detail
SITE: Land adjacent to Rheat Mooar House, Andreas Road, Ramsey.

It was proposed by Mr. Williams, seconded by Mr. Oldham and agreed that an observation be made that the entrance visibility splay to be provided must comply with the Department of Infrastructure requirements on a main arterial road.

Appendix:

Members queried if the reasons for the withdrawal of the application referred to within the Appendix had been given and was advised not. Mr. McGuinness queried if there was to be any reduction in the Department of Infrastructure’s mini-bus service. Mr. Cowie advised that he was not aware of any changes to the service.


Resolved: To note the Chief Technical Officer’s report dated 8th January, 2019, advising of actions taken in informing nursing homes and health care service providers of the actions required to ensure the proper disposal of clinical waste.

Mr. Williams also took the opportunity to thank Mr. Harrison for his services to the Commission.
(2018/19:389) Housing and Property Manager’s Report - Auldyn Meadows Additional Properties Offer:

Members considered the Housing and Property Manager’s report dated 10th January, 2019, (the matter have been deferred from the December, 2018, Board Meeting), advising of the availability of properties under the Section 13 Affordable Housing arrangement, should the Commissioners wish to purchase them.

Discussion ensued during which Mr. Young expressed his concerns about subsidence in the area and the possibility of flooding. Mr. Cowie advised that he understood that works on the drainage in the area should prevent such things. Members also referred to the distance of the properties form the centre of town, the need for one bedroom properties.

The Housing and Property Manager advised members that there is a general policy not to provide one bedroomeed properties. The Town Clerk reminded members the Commission has already agreed to purchase 4 apartments.

It was agreed to split consideration of the proposal and

Resolved: That, following a proposal by Mrs. Wedgwood, seconded by Mr. Williams, and agreed without division that the Commission do not purchase two pairs of semi-detached houses within the development.

It was further resolved, following a proposal by Mrs. Wedgwood, seconded by Mr. Cowie, that the Commission purchase an additional four apartments at the development. The proposal was defeated by 9 votes to 2 only the proposer and seconder being in favour.

(2018/19:390) Housing and Property Manager’s Report - Periodic Rental Policy Consultation:

Members considered the Housing and Property Manager’s report dated 9th January, 2019, with comments provided by the Town Clerk, concerning the consultation being undertaken by the Department of Infrastructure on potential changes to the rent setting process.

Mr. McGuinness made an observation that five year thinking gives better planning and security, but he felt that the timing was bad, in view of “Brexit” uncertainties. The Housing and Property Manager informed members that this seemed to be following UK practice by which CPI +1% is applied. Mr. Cowie agreed with Mr. McGuinness’s comments but felt that the 5 year proposals did not allow local authorities the opportunity to comment on an annual basis as is now the case.
(2018/19:390) Housing and Property Manager’s Report - Periodic Rental Policy Consultation continued:

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed that the responses drafted within the report be submitted subject to comment being added at Section 2, 4 - that the Commission feel annual consideration is more appropriate at the present time. It was also considered that Capital projects need to be planned 2 / 3 years ahead.

Parks and Leisure:


Resolved: To note the Town Clerk’s report dated 9th January, 2019, advising of the recommendations approved by Tynwald contained within the report of the Select Committee on Library Provision.

Mr. McGuinness welcomed the strategic review and supported Management Information. Mr. Hankin informed members of his understanding that Onchan Commissioners have refused to co-operate and asked if their reasons were known. The Town Clerk advised that nothing was known.

Any Other Business:

(2018/19:392) Representative Report:

Resolved: To note the representative report submitted by Mr. McGuinness on a meeting of the Ramsey Chamber of Commerce held on 7th January, 2019.

(2018/19:393) Sundry Matters:

Mr. Hankin referred to untidy premises and enquired about the balcony of the Britannia Hotel and was informed that the matter has been raised with the brewery’s maintenance department.

Mr. Young referred to difficulties being experienced in hearing all speakers around the table. The Deputy Town Clerk informed members that staff had recently undertaken an awareness course through the Manx Deaf Society from whom enquiry would be made about options available.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.02 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.

(2018/19:394) Minutes:

Resolved: To receive the minutes of the meeting of the Board meeting held on 14th January, 2019, which had been tabled. Members felt that they had not had sufficient time to consider the minutes and they would be confirmed at a future meeting.

Matters for Information:

(2018/19:396) Housing Committee:

Resolved: To note and approve the minutes of the Housing Committee held on 8th January, 2019, subject to the following:-

Clause 64 - Tenant Representative - it was agreed to include information concerning the role of the Tenant Representative in the next newsletter to be circulated.
Clause 69c - Vacant Properties - it was noted that the property referred to in this clause has been allocated and the tenancy accepted.


Resolved: To note the “Action Tracker” to 11th January, 2019, included within the agenda and the following comments made thereto, and accepting that some matters may be referred to in other sections of these minutes:-

- **Bleak House** - the Town Clerk confirmed that all parties have been made aware of the current status. Advice from our advocates is awaited.
- **Decorative and Festive Lighting** - one festive panel is still illuminated about which enquiry will be made.
- **Former Swimming Pool Lease** - to be removed from the “tracker”
- **Media Services** - to be removed from the “tracker”
- **Parking** - the Deputy Town Clerk advised that the Business Agency will also be able to advise on how best the town can enhance its branding.
- **College Street Car Park** - the Town Clerk advised that the offer made to the Independent Methodist Church has been accepted - the Commission will delineate the parking spaces
- **Mart Site** - the Town Clerk informed members of his understanding that a Policy with regard to Section 13 Agreements has been introduced by Government.
- **Waterloo Road** - it is understood that traffic count apparatus has been placed on the roadway.
Finance and General Purposes:

(2018/19:398) Town Clerk’s Report - Rate Arrears:

Resolved: To note the Town Clerk’s report dated 10th January, 2019, advising on the current status of arrears of town rate as at 9th January, 2019.

It was further resolved that the Town Clerk liaise with the Lead Member for Finance to determine those persons with the greatest arrears of town rates such debtors to be referred to Treasury for legal action for their recovery.

(2018/19:399) Deputy Town Clerk’s Report - Ramsey Courthouse:

Members considered the Deputy Town Clerk’s report dated 10th January, 2019, concerning the expression of interest submitted in respect of the operation of the Ramsey Courthouse.

Discussion ensued during which various points regarding the proposals were raised.

Mr Oldham indicated that he was compiling a proposal in relation to the premises which he intended to submit, Members noted advice of the Town Clerk that the introduction of further proposals after the conclusion of the original invitation for expressions of interest might only be possible through a further expression of interest exercise.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed, the party be invited to meet the Establishment Committee to discuss the matter and the points raised.

(2018/19:400) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s Report dated 11th January, 2019, subject to the following:-

Estimates and Revenue Expenditure - a query with regard to an-overspend within the Parks’ budget was explained to members’ satisfaction.

Aged Debtors - it was noted that two older debts of a particular company listed had been paid since production of the appendix.

[Signature]
Works and Development:

(2018/19:401) Town Clerk’s Report – Former Barry Curran Motors’ Site:

It was proposed by Mr. Williams, seconded by Mr. Oldham and agreed that Standing Order 20 be suspended to allow consideration of this matter.

Members considered the Town Clerk’s report dated 10th January, 2019, concerning the structural engineer’s report provided by Shearwater Properties Limited, with regard to the former Farmers’ Combine building adjacent to the former Barry Curran Motors’ site on West Quay and advising of the company’s proposals for the site.

Resolved: That, following a proposal by Mr. McGuinness and agreed that Shearwater Properties be informed that having regard to the structural engineer’s report, the Commission is prepared to retract their support of the registration of the former Farmers’ Combine warehouse, and also support the company’s proposals to redevelop the whole site if the development and façade in particular can be more sympathetic to the area.


Members received the Chief Technical Officer’s report dated 9th January, 2019, concerning works required to the Ramsey War Memorial. Members were reminded that it had been agreed, as part of the budget / rate setting process, that the matter be put on hold.

It was agreed, however, that costs be obtained to enable further consideration during the 2020 budget process. The usual annual maintenance of the memorial will be undertaken during 2019/20.

Mr. Oldham asked if an estimate of the costs could be given, as it may be possible that assistance could be given by the Royal British Legion. Mr. Oldham was provided with a provisional figure.

Parks and Leisure:

The Chairman proposed that the Deputy Town Clerk’s report concerning TT Events and further matters be deferred to a special meeting of the Board to be held on 21st January.

The Finance Officer circulated papers reflecting calculations based on budget proposals already considered from which it is noted that there will require to be a rate increase because of imposed cost increases to the Commission.

It was agreed that the following matter be considered in view of the time factor.
(2018/19:403) Technical Services Manager’s Report – Green Flag Application Mooragh Park:

Resolved: To note and approve the Technical Services Manager’s report dated 8th January, 2019, concerning the application of Green Flag status for the Mooragh Park. It was proposed by Mr. McGuinness seconded by Mr. Hankin and agreed that application be made. Mr. McGuinness expressed concern, however, that the park may not qualify due to the need to formalise certain policies, the Technical Services Manager advised that it is hoped the policies required will be in place.

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

Chairman.