

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 16th June, 2010, at 7.00 p.m.

Present: Cpt. N. H. Malpass, Mesdames, Mrs. S. P. Beattie, Mrs. E. M. Bruce and Mrs. E. Carlile and Messrs. Dr. A. J. Allinson, B. Beattie, K. A. Crowe, K B. Mayne, G. K. Quayle, R. Radcliffe, L. I. Singer and W. G. Young.

The Town Clerk, Finance Officer, Chief Technical Officer and Minute Clerk were in attendance.

(2010/11:058) Minutes – Board Meetings:

Resolved: That the Minutes of the monthly meeting of the Board held on 19th May, 2010, and the Minutes of the Special Meeting held on 26th May, 2010, be confirmed and signed by the Chairman.

It was confirmed that Mr. Beattie had not been in attendance.

Whilst not querying the Minutes Mr. L. I. Singer referred to the request to meet with the new Director of Highways. The Town Clerk advised that the Director had declined the invitation to meet the Board. A meeting at Officer level had taken place during which East Street and Bowring Road were discussed.

Members instructed the Town Clerk to write to the Director of Highways and express their concern at the lack of discussion with the Board and degree of consultation with regard to Bowring Road in particular. Members also wished to know if the Director had discussed the matter with his Minister before he declined to meet the Board.

(2010/11:059) Chairman's Report:

Resolved: to note and approve the Chairman's Report dated 9th June, 2010.

(2010/11:060) Town Clerk's Report – 18, Albion Terrace:

Resolved: To note and approve the Town Clerk's Report dated 9th June, 2010, concerning the sale of 18, Albion Terrace, Ramsey, for the sum of £99,000.

Members noted that the fines imposed in 1997 had been paid but that the Memorial stands as there are outstanding costs relating to works undertaken at the property.

It was further resolved that subject to the reimbursement of all costs incurred by the Commissioners in regard to this property the Memorial of Arrest be released.

N.H. Malpass

(2010/11:061) Town Clerk's Report – Bowring Road Reconstruction

Resolved: To note and approve the Town Clerk's Report dated 9th June, 2010, detailing the proposed schedule of works on Bowring Road, Ramsey, and alternative routes.

Members expressed concern that the road would be closed during the Manx Grand Prix and at Christmas and that the Swing Bridge was closed to vehicular traffic. The Town Clerk undertook to raise these concerns with the Department of Infrastructure.

(2010/11:062) Town Clerk's Report Lezayre Estate Redevelopment Phase 5:

Resolved: To note and approve the Town Clerk's report dated 8th June, 2010, confirming Departmental approval to the Commissioners' Petition for borrowing powers in the sum of £4,062,129, repayable over 30 years for the purpose of construction of 27 new homes and post tender fees with regard to Phase 5 of the Lezayre Estate Redevelopment.

(2010/11:063) Town Clerk's Report – Department of Infrastructure – Local Authorities:

Members noted the Town Clerk's Report dated 9th June, 2010, advising of the receipt of correspondence from Mr. G. Cregeen, M.H.K., and the Department of Infrastructure's wish to gain a better understanding of the functions and services provided by local Government and the support need from the Department.

Resolved: To invite Mr. Cregeen to meet the Board and members submit to the Town Clerk any specific items they wish to be included for discussion.

(2010/11:064) Town Clerk's Report – Street Cleaning:

Resolved: to noted and approve the Town Clerk's Report dated 9th June, 2010, advising of ongoing discussions with regard to the future of street cleaning services.

Discussion ensued during which members expressed the view that they would prefer to undertake street cleaning on an agency basis. Concern was expressed at the deterioration of the conditions of the Courthouse Grounds since the Department of Home Affairs decided not to engage the Commissioners' workforce to maintain the grounds.

(2010/11:065) Finance Officer's Report:

Resolved: To note and approve the Finance Officer's Report dated 9th June, 2010.

Queries with regard to certain revenue payments were explained to members' satisfaction.



(2010/11:066) Chief Technical Officer's Report – Planning Applications:

Resolved: That Report prepared on behalf of the Chief Technical Officer dated 9th June, 2010, detailing planning applications received from the Department of Local Government and the Environment under the planning consultation procedures, be noted and approved, and that submissions of “no objection” be made, subject to the following:

REF NO: 2742
P.A. NO.: 10/00660/A
APPLICANT: Farmers Combine Limited
PROPOSED: Approval in principle to demolish existing warehouse buildings and erection of a building to provide seven apartments with associated parking
NOTES: Approval in Principle
SITE: **33, West Quay, Ramsey.**

It was resolved to inform the Planning Committee that the Board is strongly in support of this application.

Mr. G. K. Quayle and the Finance Officer and Minute Clerk declared an interest.

REF NO: 2743
P.A. NO.: 10/00661/B
APPLICANT: Libran Developments Limited
PROPOSED: Erection of two dwellings
NOTES: P.A. in Detail
SITE: **Plots 5 & 6, Parsonage Road, Ramsey.**

Mesdames E. M. Bruce and S. P. Beattie voted against the application.

The Town Clerk declared an interest due to residential proximity.

REF NO: 2744
P.A. NO.: 10/00642/B
APPLICANT: Barngate Limited
PROPOSED: Erection of a 34 room nursing home with associated landscaping and car parking (comprising amendments to P.A. 09/01092/B)
NOTES: P.A. in Detail
SITE: **Site comprising Beaconsfield Towers & Cronk Ghennie &, Jurby Road, Ramsey.**

It was agreed to submit an observation with regard to location of the bin store, which has not been addressed within the application.



(2010/11:066) Chief Technical Officer's Report – Planning Applications Continued

REF NO: 2746
P.A. NO.: 10/00645/D
APPLICANT: AAH Plc
PROPOSED: Erection of illuminated signage
NOTES: P.A. in Detail
SITE: **Lloyds Pharmacy, Units 5 - 6, St Paul's Square, Ramsey**

Mr. L. I. Singer declared an interest.

REF NO: 2752
P.A. NO.: 10/00810/A
APPLICANT: Positive Youth c/o Mr. P. Quayle
PROPOSED: Approval in principle to combine shop units and adjacent mall arcade to form a youth club activities centre
NOTES: Approval in Principle
SITE: **Units I to U, Victoria Mall, Parliament Street, Ramsey.**

It was agreed to request a deferral of consideration of this application, pending receipt of further information with regard to opening hours, attendees, staffing arrangements, security provision etc.

Appendices: Members expressed again their concern that the Planning Committee did not appear to take any regard of the Board's comments with regard to applications.

The Chief Technical Officer referred to the following applications for which appeals had been submitted in the Board's name, i.e. 2714 – Garages Grays Gardens; and 2719 Dwellings Auldryn Walk. The requests for appeals had already been submitted owing to time constraints. Members approved the Chief Technical Officer's actions and agreed that the appeals progress.

The Town Clerk took the opportunity to report on a meeting held with representatives of Heritage Homes at which development on land to the East of Gardeners Lane had been discussed in view of the planning condition requiring pre-discussion with the Ramsey Town Commissioners, et al, prior to submission of a planning application. The Company is in discussion the Department of Infrastructure with regard to proposed construction of a sheet piled bund. Concern is raised as to whether the bund, which will be ultimately over-planted, will then constitute open public space and therefore be subject to adoption by the Commission and whether the Commission would be ultimately liable if the bund failed. Concern was also expressed at the adequacy of the bund in view of its proposed depth.

It was agreed that the Town Clerk seek clarification of the points raised.



(2010/11:067) Chief Technical Officer's – Bleak House:

Resolved: To note and approve the Chief Technical Officer's Report dated 4th June, 2010, advising on a meeting between Mr. M. Morris and Ms. J. Rushbrook with the Lead Member for Works and Development at which Bleak House, Mooragh Promenade was discussed.

The Town Clerk advised that arrangements were in hand to remove Mr. Morris's possession from that portion of land in the Commissioners' ownership onto which he has encroached.

(2010/11:068) Chief Technical Officer's General Report:

Resolved: To note and approve the Chief Technical Officer's General Report dated 9th June, 2010, subject to the following:

Lezayre Housing Estate – Progress Report: Members wished their thanks to be recorded to the Housing Officers and staff.

Department of the Environment...Designation of Ramsey Estuary as an Area of Special Scientific Interest: Members discussed the implications to the Town of this proposal – to a working harbour, the business community, fishermen, boat owners and leisure users of the harbour. It was felt that the extent of the proposals could result in the death of a working and leisure harbour.

Resolved: That the Minister and Officers of the Department the Environment, Food and Agriculture and the Members of the House of Keys for Ramsey be invited to attend an open meeting, to which harbour users and representatives of The Works and Mezeron will also be invited.

Members instructed the Town Clerk to obtain copies of the Environmental Impact Studies undertaken prior to completed marina schemes and; to enquire whether it is proposed to designate any other estuaries as ASSI's. Members also expressed their concern that it had taken the Minister two months to acquaint the commission with the proposal to create an ASSI.

Staffing Matters – T.T. Period: Members wished their thanks to the staff to be recorded and conveyed.

(2010/11:069) Provision of a Hand Plough:

Resolved: That the Manx Electricity Authority be asked if they will permit the 3rd Ramsey Brownies to locate a decorate a hand plough at the MER Station in Ramsey as part of the Centenary of Girl Guiding. Members suggested that the area of land in the authority's ownership, recently cleared by the Faith in Action group, might be a suitable location to site the plough.

(2010/11:070) Fellowship of Northern Churches

Resolved: That the Fellowship of Northern Churches be permitted to hold a service in Mooragh Park immediately following the band concert to be given by the Ramsey Town Band on Sunday 8th August 2010.

(2010/11:071) Children's Week

Resolved: That Ms Chrissy Cannell, Children's Week coordinator be permitted to organise a water fight in the Mooragh Park on Saturday 17th July from 4 p.m.

(2010/11:072) Public Sector Housing :

Resolved: To note response from the Minister for Social Care, the Hon. M. Quayle, M.H.K., to the Town Clerk in respect of the Commission's letter regarding public sector rentals on the Island.

(2010/11:072) Isle of Man Armed Forces Day – Sunday, 27th June, 2010:

Resolved: That action of the Lead Member for Finance in agreeing that the Armed Forces Flag be flown from 21st to 28th June, 2010, to mark the Isle of Man National Armed Forces Day, being observed on Sunday, 27th June, in support of past, present and future serving British Armed Forces Personnel, be approved. The Town Clerk advised that it had been necessary to seek Lead Member consent in order that the flag could be ordered to allow sufficient time for delivery.

Any Other Business:

(2010/11:073) Dalveen, Bircham Avenue:

Resolved: To note that the Commission had been advised of the demise of the owner of Dalveen, Bircham Avenue (Mr. Dundon) and that solicitors action on behalf of the estate are attempting to sell the property.

(2010/11:074) The Fountain - The Fountains, Ballure Road, Ramsey:

Mr. L. I. Singer referred to the outstanding matter of The Fountain, at The Fountains, Ballure Road, Ramsey. The Chief Technical Officer advised that the matter is one between the owners of "The Fountains" and the Department of Infrastructure, who it is understood is to "adopt" the area of ground upon which the fountain is situate, and that the officer dealing with this has been absent from work due to illness.

(2010/11:075) Station Road Car Park Entrance:

Discussion ensued with regard to the proposal to relocate the Station Road entrance to the Station Road Car Park. The Chief Technical Officer reported his understanding that the Department of Infrastructure's Highways Division would not oppose any planning application submitted to relocate the entrance closer to the bus stop.

(2010/11:075) Station Road Car Park Entrance Continued:

Members expressed concern that indentation were appearing at other locations in the car park and agreed that a structural survey was necessary before going to tender to repair the car park.

It was proposed by Mr. L. I. Singer, seconded by Mr. R. Radcliffe and agreed without division that the Department of Infrastructure be asked if their ground condition surveying vehicle, *could be utilised for such.*

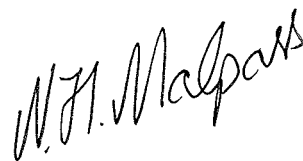
(2010/11:076) Newspaper Articles – Sanctions:

Mr. K. A. Crowe referred to recent newspaper articles relating to the Chairman, concerning his private professional conduct. Mr. Crowe expressed concern that should any allegations have any substance there might be a “knock on effect” against the Board Members and that the Chairman’s actions might have brought the Board into disrepute.

The Chairman advised members that two questions are to be put in Tynwald on 22nd June, 2010, and that he had been advised, by the Attorney General’s Department, not to make comment.

In response to further pressure the Chairman advised that he was merely the flag state representative and that he would seek advice to see if he might provide members with further information prior to the questions being put to Tynwald.

The Chairman thanked the public for their interest and attendance and closed the public session at 8.46 p.m.



Chairman.