

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 20th February, 2019, at 7.00 p.m.

Present: Mr. A. G. Cowie, Mesdames. M. B. Quayle and J. Wedgwood, Messrs' W. L. Hankin, N. P. Howard, J. McGuinness, G. Monk, A. J. Oldham, L. Parker and W. G. Young.

Apologies: Apologies for absence were received from Mr. F. B. R. Williams. Canon Greenwood has been granted leave of absence.

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

(2018/19:407) Minutes:

Resolved: That the Minutes of the Board Meeting held on 16th January, 2019, and the Special Board Meetings held on 14th and 21st January, 2019, be confirmed and signed by the Chairman.

(2018/19:408) Matters Arising:

The Chairman informed members that Street Cleaning Policy, Ramsey Marina Project, Dark Skies and the Registration of the Former Farmers' Combine premises would be considered under Any Other Business.

Reference was made to **Clause 406 Political Surgery/Drop in Session** - it was noted that the Chairman has agreed a date with the Deputy Town Clerk for a further surgery, details of which will be circulated to members. It was agreed to again hold the surgery at the Courthouse.

Finance and General Purposes:

(2018/19:409) Town Clerk's Report – Authorised Officers:

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker, and agreed, the Town Clerk's report dated 14th February, 2019, confirming those members of staff and Town Warden authorised as officers for the purpose of enforcing various byelaws, regulations in terms of the Road Traffic Regulation and Litter Act, be approved.



(2018/19:410) Town Clerk’s Report – Consultation on Cannabis for Medicinal Use and Industrial Hemp Production:

Members considered the Town Clerk’s report dated 13th February, 2019, advising of the consultation being undertaken by the Department of Health and Social Care on the medicinal use of cannabis and on the framework for licensing hemp for industrial use.

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

(2018/19:411) Town Clerk’s Report – Electoral Canvass 2019:

Resolved: To note the Town Clerk’s report dated 31st January, 2019, confirming that the annual canvass for electoral registration is currently underway.

(2018/19:412) Deputy Town Clerk’s Report – Ramsey Courthouse:

Resolved: To note the Deputy Town Clerk’s report dated 13th February, 2019, advising that a meeting with the Establishment Committee had taken place on 12th February with a representative of the interested party with regard to Ramsey Courthouse and a further meeting will take place. It was noted that the matter will be discussed in greater detail in private. The Chairman thanked members and officers for all they have done with regard to the Courthouse.

(2018/19:413) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s General Report dated 14th February, 2019, subject to the following:-

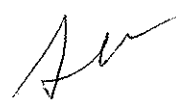
Mr. McGuinness queried any financial implications of delays in the redevelopment of Mayfield and Close Woirrey. Whilst noting that these were subject to Housing Deficiency and also that one was the project of Ramsey and Northern Districts Housing Committee, implications of fee increases but noted that allowances are included within contracts for delays.

Works and Development:

(2018/19:414) Town Clerk’s Report – De-commissioning of Ramsey Power Station:

Resolved: To note the Town Clerk’s Report dated 13th February, 2019, advising of the decision taken by Manx Utilities to de-commission their power station in Gardeners Lane.

It was further resolved to seek further assurances from Manx Utilities with regard to the adequacy of power provision to Ramsey and the North of the Island.



(2018/19:415) Town Clerk’s Report – Mayfield Connection to Existing Drains:

Resolved: To note the Town Clerk’s Report dated 13th February, 2019, advising of the need for the Ramsey and Northern Districts Housing Committee to seek options with regard to the drainage connection for its new development at Mayfield in view of concerns raised by DEFA with regard to the removal of mature trees.

Members asked that Manx Utilities and DEFA be pressed to enable this matter to be progressed as quickly as possible.

(2018/19:416) Town Clerk’s Report – Redevelopment Caine’s Yard - Amenity Space:

Members considered the Town Clerk’s report dated 5th February, 2019, advising of the requirement that a commuted sum under the terms of a Section 13 Agreement, in lieu of the provision of a landscaped amenity area is provided for the proposed redevelopment of Caine’s Yard. The value of the commuted sum for this development has been calculated as being £19,584.

Resolved: Following a proposal by Mr. Cowie, seconded by Mr. McGuinness, and agreed unanimously that a Section 13 Agreement for an abated sum of £19,584.00 be entered into such sum to be paid on completion of the first habitable unit.

Members were reminded that this matter is subject to planning approval for the redevelopment being received.

(2018/19:417) Technical Services Manager’s Report - Planning Applications:

Resolved: That the Technical Services Manager’s Report dated 14th February, 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:	3606	Amended Plans
P.A. NO.:	18/00856/B	
APPLICANT:	Mr. & Mrs. D. Jones	
PROPOSED:	Erection of two new dwellings with associated parking and adjustments to vehicular access	
NOTES:	P.A. in Detail	
SITE:	Site adjacent to Hanley Court, North Shore Road, Ramsey.	

Members were informed that concerns with regard to the splay for access and egress had been addressed and adequate parking provision is included in the application.



**(2018/19:417) Technical Services Manager's Report -
Planning Applications Continued:**

REF NO: 3641
P.A. NO.: 19/00032/B
APPLICANT: Daves Delicious Dogs
PROPOSED: Alterations, installation of a replacement shop front and installation
of an extractor flue to rear elevation of building
NOTES: P.A. in Detail
SITE: **Units 2 & 3, Church Walk, St Paul's Square, Ramsey**

It was proposed by Mr. Cowie, seconded by Mr. Oldham and agreed that the Department be asked to re-advertise this application as the "yellow notice" does not include the proposal to provide a seating area in Church Walk.

Appendix: there were no comments made on the appendix.

Housing and Property:

(2018/19:418) Town Clerk's Report - Public Sector Fixed Term Tenancies:

Resolved: To note the Town Clerk's Report dated 4th January, 2019, concerning the details of the five year fixed term tenancy renewal process, as provided by the Department of Infrastructure.

In response to various questions members were advised that

- Tenants are fully advised of permitted income levels;
- there is an appeal process, initially to the Housing and Property Manager and then the Department;
- income and assets are checked;
- the transfer to 5 year fixed tenancies is not considered onerous at the present time;
- changes in long term tenancies will trigger the transfer to 5 year fixed tenancies.

**(2018/19:418) Housing and Property Manager's Report - Caine's Yard -
Potential Property Purchase:**

Members considered the Housing and Property Manager's report dated 12th February, 2019, advising of the proposed development of Caine's Yard and asking if the Commission would wish to consider acquiring affordable three bedroomed housing, required to be provided, should be opportunity arise. The report was presented in advance of any offer having been made.

Discussion took place with regard to the demand for three bedroomed properties and the difficulties of public sector housing being within a terrace of houses.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Oldham, the Commission decline any offer that may be made to acquire properties within the Caine's Yard redevelopment.

Parks and Leisure:

(2018/19:419) Town Clerk's Report - Sprint Triathlon Event May 2019:

Resolved: To note and approve Town Clerk's report dated 13th February, 2019, concerning the request made by Manx Tri Club for support, as in previous years, of their event on 11th and 12th May and by way of the loan of pedestrian barriers if required.

The resolution was put by Mr. Parker, seconded by Mrs. Wedgwood and agreed without division.

Any Other Business:

(2018/19:420) Representative Reports:

Resolved: To note the representative reports:-

- Mr. McGuinness - Northern Local Authorities Swimming Pool Board;
- Mr. McGuinness - Ramsey Chamber of Commerce;
- Mr. Williams - Isle of Man Municipal Association

(2018/19:421) Street Cleaning and Litter Policy:

It was proposed by Mr. Cowie, seconded by Mr. Parker and agreed that this matter, appearing within the Private Agenda, be brought into public.

Members considered the Policy Document which sets out the Commission's approach to street cleaning and litter in terms of statutory powers, and a code of practice in terms of Government recommendations.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed, subject to the correction of minor typographical errors, the Policy be adopted.

Mrs. Wedgwood ^{Dee} requested that the policy be made accessible to the public, other than on social media and that attention be drawn to the anti-social behaviour of discarded chewing-gum on footpaths.

(2018/19:422) Ramsey Marina:

The Town Clerk confirmed that seating has been reserved for members of the Commission, members of the House of Keys, et al, at the meeting organised to take place on 6th March, 2019. It was noted that a display will be staged at the Town Hall between 4th and 15th March.

Members asked if the display could be staged at the Courthouse, which it was considered might have better footfall, if practicable.

(2018/19:422) Ramsey Marina Continued:

It was proposed by Mr. McGuinness that the Commissioners write to the developers and express disappointment at the venue chosen. He was disappointed by how the newspaper report quoting the Chairman inferred that the Commission had been in close consultation when there had been only one meeting, and was disappointed in the inference that the Commission was broadly in support of the Marina when in fact the Commission had agreed to await further information and had not gained a collective opinion. Mr. Cowie seconded the proposal and agreed that more public engagement in Ramsey was needed.

Mr. Parker proposed an amendment that the Commission convey their understanding at the venue chosen for the initial meeting and restrict comments to this and the need for more public correspondence. Mr. Young seconded this proposal.

The amendment was put, which resulted in a split vote - Mrs. Quayle and Messrs' Parker, Young, Howard and Monk voting in favour.

The Chairman used his casting vote against the amendment.

(2018/19:423) Year of Our Island - Dark Skies Bench:

The Deputy Town Clerk advised members of an offer made by the organisers of Year of our Island events, to provide a lounge bench to be sited at The Vollan, in view of the Dark Sky Status of the area.

It was proposed by Mr. McGuinness, seconded by Mrs. Quayle and agreed that the offer be accepted.

(2018/19:424) Year of Our Island - Festival of Light:

The Deputy Town Clerk advised members of a Festival of Light to be staged as the closing event of the Year of Our Island, to be held at the Mooragh Park on 16th and 17th March. The event will have entertainment and attractions and the Deputy Town Clerk will forward details to members when they become available.

(2018/19:425) Former Farmers' Combine Premises - 33, West Quay:

The Town Clerk informed members that notification has been received that the former Farmers' Combine premises 33, West Quay, Ramsey, have been added to the Register of Protected Buildings and that notice has been sent to the owners advising of the appeal process available. General discussion ensued as to the options available and members noted they would be afforded an opportunity to make comment should any further planning applications be submitted for the premises.

The Chairman thanked the public and media representatives for attending and closed the public session at 8.12 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.

(2018/19:426) Minutes:

Resolved: To note that no matters from meetings held on 14th, 16th and 21st January, 2019, were recorded in private.

Matters for Information:

(2018/19:427) Housing Committee:

Resolved: To note and approve the minutes of the Housing Committee held on 5th February, 2019, subject to the following:-

- 73a) members emphasised the need to have policies accessible as soon as possible on the Commission's website.
- 74e) the applicant for tenancy has been placed on a "pending" waiting list as they do not feel able to accept a tenancy at the present time. No further tenancy offer will be made for at least six months.
- 74i) members were informed that an appeal might be forthcoming and it is possible that the tenant might surrender the tenancy.
- 78a) a further Court hearing is scheduled for 1st March. It was noted that the Coroner has experienced difficulties serving papers in this matter.

(2018/19:428) Policy Committee:

Resolved: To note and approve the minutes of the Policy Committee held on 13th February, 2019, subject to the following:-

Library Review - reference was made to Mr. McGuinness's disappointment at the members' response in the matter – some members advised they had not received the document. The Town Clerk undertook to consolidate and de-personalise the document, in its present state, and recirculate it to enable fuller response.

(2018/19:429) On-Going Matters "Action Tracker":

Resolved: To note the "Action Tracker" to 15th February, 2019, 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* - to be removed from tracker.
- *Amenity Byelaws* - the Town Clerk advised that other authorities are having problems and the matter will be discussed at a Clerks' Forum on 1st March.
- *Shoprite Group - Station Road* - a meeting is scheduled for 22nd February.

(2018/19:429) On-Going Matters “Action Tracker”:

- **Unsightly Premises** - the Town Clerk undertook to write to Heron and Brearley concerning the Britannia Hotel, although it is understood that some works are planned. The Town Clerk also undertook to write to the owner/agent of 1, Santon Terrace, about which concerns have been raised.
- **Website** - the new website draft is still being populated and members were given an address. The Deputy Town Clerk commended a “soft launch”.
- **Road Transport Regulations** - members were advised that the Commissioners’ application has been advertised on the RTLC’s list and will be considered in March.
- **Upper Queen’s Pier Road** - tenders are due to be received on 1st March.

Finance and General Purposes:

(2018/19:430) Town Clerk’s Report - Land Adjacent to Bleak House:

Resolved: To note the Town Clerk’s report dated 15th February, 2019, advising on the current status of discussions with interested parties of Bleak House.

The Town Clerk advised that he is awaiting legal advice concerning land registration and also advised that our Advocates have confirmed that a “Caution” applies to the title of Bleak House itself.

(2018/19:431) Town Clerk’s Report - Mansail Lease:


Members considered the Town Clerk’s report dated 4th February, 2019, concerning the lease for the Boathouse Café, Mooragh Lake, Bowling Green and Golf concessions which are due for renewal on 31st March, 2019.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Oldham and agreed Mansail Ltd., be offered a 12 month extension to their lease on the existing terms and conditions during which time a review of the lease will be undertaken.

(2018/19:432) Deputy Town Clerk’s Report - Business Agency - Town Plan and Branding:

Resolved; to note and approve the Deputy Town Clerk’s report dated 14th February, 2019, in which the offer of Mr. Tim Cowsill, Development Manager in the Business Agency to meet with the Board is conveyed and his ideas outlined.

It was further resolved, following a proposal by Mr. McGuinness, seconded by Mrs. Quayle and agreed to accept the offer to meet with Mr. Cowsill.



(2018/19:433) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's Report dated 14th February, 2019, subject to the following:-

Estimates and Revenue Expenditure - the Finance Officer was requested to provide further information on expenditure on events. Members requested a report on CCTV. *Aged Debtors* - queries were answered to members' satisfaction.

Works and Development:

(2018/19:433) Technical Services Manager's Report – Beach Buddies Bin Collections:

Members considered the Technical Services Manager's report dated 11th February, 2019, concerning the request made by Beach Buddies seeking assistance with bin emptying with Ramsey. Members were advised that there would be some cost implications for disposal and it may be necessary that the bins be chipped.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mrs. Quayle and agreed, four of the five bins in Ramsey provided by Beach buddies be emptied, as detailed within the report.

(2018/19:434) Technical Services Manager's Report – Disposal of Mini Christmas Trees:

Members considered the Technical Services Manager's report dated 11th February, 2019, concerning the disposal of the mini Christmas trees used within the town in recent years. Mr. Parker queried if the trees could be sold and was advised that was impractical due to their condition.

Resolved: That, following a proposal by Mr. Oldham, seconded by Mrs. Quayle and agreed by 9 votes to 1, Mr. Parker voting against, that the trees be disposed of.

(2018/19:435) Technical Services Manager's Report – Old River Road Asbestos Removal:

Resolved: To note the Technical Services Manager's report dated 12th February, 2019, concerning deviation from the method statement during the removal of asbestos from Old River Road Yard, in respect of which the company has instigated an investigation, disciplinary action and staff training.



Housing and Property:

(2018/19:436) Housing and Property Manager's Housing ICT Platform (CIVICA):

Resolved: To note the Housing and Property Manager's report dated 13th February, 2019, advising of the introductory letter received the Department of Infrastructure's Housing concerning Civica Cx and detailing the Department's progress in purchasing the Civica platform.

Parks and Leisure:

(2018/19:437) Deputy Town Clerk's Report - Event Support Requests:

Members considered the Deputy Town Clerk's Report dated 14th February, 2019, concerning requests made for financial support by Cloideryn and Ramsey Carnival Committee.

Mr. Hankin and Mrs. Chrystal declared interests in Cloideryn.

Resolved: That, following a proposal by Mrs. Quayle, seconded by Mr. Cowie two £25 and agreed, vouchers be made available to Cloideryn. Mr. Hankin did not vote.

It was proposed by Mrs. Quayle, seconded by Mr. Hankin that £500 be made available to Ramsey Carnival Committee that £500 be made available. An amendment was put by Mr. Cowie, seconded by Mr. McGuinness that £400, as in previous years, be made available.

The amendment was put to the vote and carried by 7 votes to 3, Mrs. Quayle, Mr. Hankin and Mr. Oldham voting against.

(2018/19:438) Deputy Town Clerk's Report - TT 2019 Event - Sprintfest:

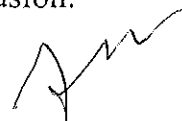
Resolved: To note the Deputy Town Clerk's report dated 13th February, 2019, concerning progress being made with regard to the proposed 2019 TT "Sprintfest".

Any Other Business:

There were no matters brought forward as any other business in private.

Matters of Establishment:

It was proposed by Mr. Cowie, seconded by Mr. McGuinness and agreed that Standing Orders be suspended to allow the meeting to continue to its conclusion.

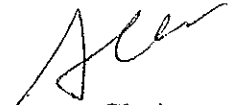


(2018/19:439) Minutes Establishment Committee - 12th February, 2019:

Members considered the Minutes of the Meeting of the Establishment Committee dated 12th February, 2019, concerning the meeting with the representative of the interested party for Ramsey Courthouse. Discussion commenced with regard to various Heads of Agreement requiring decisions to enable further negotiations to take place.

After considerable debate, it was proposed by Mrs. Wedgwood, seconded by Mr. Howard and agreed that the meeting stand adjourned and be reconvened at the earliest opportunity.

The meeting closed at 10.20 p.m. giving a time of 3.30 hours for payment of attendance allowances.



Chairman.