

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

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

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

Apologies: None.

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

(2018/19:445) Minutes:

Resolved: That the Minutes of the Board Meeting held on 20th February, 2019, and the Special Board Meeting held on 7th March, 2019, be confirmed and signed by the Chairman.

(2018/19:446) Matters Arising: No matters were presented.

Finance and General Purposes:

(2018/19:447) Town Clerk's Report – Review of the Rates of Minimum Wage:

Resolved: To note the Town Clerk's report dated 9th March, 2019, concerning the request made by the Minister for Enterprise to the Minimum Wage Committee for recommendations with regard to the minimum wage.

Members were reminded that the Commission has adopted a policy of being a Living Wage Employer.

(2018/19:448) Deputy Town Clerk's Report – Business Database:

Resolved: To note the Deputy Town Clerk's report dated 13th March, 2019, advising that a Business Data base is being created as a means of better communicating with business owners in the Town. It was noted that the database will comply with all GDPR regulations. Members welcomed the initiative as an important additional way of communicating with the businesses in the Town.

(2018/19:449) Deputy Town Clerk's Report – Meeting with Superintendent Stephen Maddocks:

Resolved: To note and approve the Deputy Town Clerk's report dated 13th March, 2019, advising of the approach made by Superintendent Maddocks to meet the Commission. It proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed that a meeting be arranged.



(2018/19:450) Finance Officer's Report:

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

Accounts - queries were answered to members' satisfaction.

Summary of Revenue Income and Expenditure - the Finance Officer advised that further rate income of £225,000 had been received on 15th March, 2019.

(2018/19:451) Technical Assistant's Report - Enforcement Action:

Resolved: To note the Technical Assistant's Report dated 15th March, 2019, advising of successful legal action brought against Mr. Aaron Stevens in respect of illegal parking at College Street Car Park.

Mr. McGuinness asked that the matter be brought to the attention of the media for reporting - Mr. Hankin informed members that the prosecution had already been well reported in the press and on local radio.

Works and Development:

(2018/19:452) Town Clerk's Report – Design Guidance for Residential Development:

Resolved: To note the Town Clerk's Report dated 9th March, 2019, advising of the publication by the Department of the Environment, Food and Agriculture of design guidance in relation to residential developments.

(2018/19:453) Town Clerk's Report – Former Farmers' Combine Building:

Resolved: To note the Town Clerk's Report dated 19th February, 2019, confirming the registration of the former Farmers' Combine building at 33, West Quay, Ramsey, as a protected building and advising of his understanding that an application against the registration has been submitted and accepted by the Planning Authority who will progress the appeal in the same way as a planning application. It is noted that the Commission's response in the matter will be based on former discussions.

(2018/19:454) Town Clerk's Report – Interested Party Status in Planning Applications:

Resolved: To note the Town Clerk's Report dated 9th March, 2019, advising of the publication by the Department of the Environment, Food and Agriculture of an operation policy on the granting of Interested Party Status with regard to planning applications, and listing the criteria therefor.

It was noted that local authorities will still be granted automatically interested party status for applications in their respective districts and as such there are no implications for the Commission in the revision of the criteria.

(2018/19:455) Town Clerk's Report – Ramsey Marina:

Members considered the Town Clerk's report dated 9th March, 2019, concerning a meeting held on 28th March, 2018, with representatives proposing to develop a marina in Ramsey.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Wedgwood and agreed that the minutes of such meeting be brought into public.

(2018/19:456) Town Clerk's Report – Removal of Refuse Bins from Highway:

Resolved: To note the Town Clerk's Report dated 9th March, 2019, concerning provisions available to the Department of Infrastructure in terms of the Public Health Act 1990, with regard to the regulation of refuse bins on highways. It was noted that the Commission's officers are currently engaged in reviewing refuse collection and disposal policy, as a part of which waste receptacles and storage will be included.

Mr. Parker asked if public awareness could be given to difficulties caused by bins being placed on highways/ footpaths. The Technical Services Manager advised that as a starting measure information stickers will be placed on new bins and further action taken thereafter.

(2018/19:457) Technical Services Manager's Report - Planning Applications:


Resolved: That the Technical Services Manager's Report dated 15th March, 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: 3652
P.A. NO.: 19/00207/B
APPLICANT: Ramsey Town Commissioners
PROPOSED: Alterations and replacement of existing roof with tiled roof
(retrospective)
NOTES: P.A. in Detail
SITE: **Boathouse Café, Mooragh Park, Ramsey.**

Attention was drawn to this application as the applicant is the Commission itself. Members agreed that the tiled roof was a great improvement.

Appendices:

Members queried the reasons for the initial refusal of application 3556 recorded in Appendix I, and were advised that such detail was included in Appendix II. The Town Clerk clarified that the application related to the height of the boundary wall which varied by 4 inches over the height the planning officers had recommended, but that the appeal by the applicant had been successful.



Housing and Property:

(2018/19:458) Housing and Property Manager's Report - 53, Cronk Elfin Property Fire:

Resolved: To note the Housing and Property Manager's Report dated 14th March, 2019, concerning the appointment of an insurance broker to progress the claim in respect of the house fire at 53 Cronk Elfin. The need to appoint an environmental specialist because of fuel oil pollution was noted.

Members were informed that the tenants have been accommodated in alternative property.

(2018/19:459) Housing and Property Manager's Report - Housing Performance and Statistics 2018/19:

Resolved: To note the Housing and Property Manager's report dated 14th March, 2019, with appended Housing and Performance Statistics to 31st December, 2018.

Members were reminded that some of the data is "snapshot" and some cumulative. It was noted that work with the Department of Infrastructure referred to in Section 6B is on-going and concerned the possible inclusion at some time in the future of some of the Department controlled houses in the North of the Island into the Commission's control.

Any Other Business:

(2018/19:460) Representative Report:

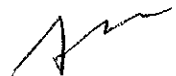
Resolved: To note the representative report with regard to the meeting of Ramsey Chamber of Commerce held on 4th March, 2019, submitted by Mr. McGuinness. Mr. Parker took the opportunity to thank Mr. McGuinness for the way in which he conveyed information about the increase in the Town rate at the meeting.

(2018/19:461) Sowing Wild Flowers:

Mr. Williams suggested that wild flowers be sown at open spaces places within the Town that would be beneficial in that in addition to the natural beauty it would reduce the time spent on grass cutting.

It was agreed that a report on the pros and cons together with possible locations be prepared.

The Chairman thanked the public for attending and closed the public session at 7.20 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.

(2018/19:462) Minutes:

Resolved: That the Minutes of the Special Board Meeting held on 7th March, 2019, and recorded in private be confirmed and signed by the Chairman.

Matters for Information:

(2018/19:467) Housing Committee:

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

Clause 83d) - Mr. McGuinness expressed concern that the actions of the Committee had been contrary to an approved policy and had thereby undermined and devalued such policy, and had created a precedent. The Lead Member indicated the very exceptional circumstances after consideration of which the decision had been taken and invited members to view relating correspondence.

Members discussed whether the decision should have been taken by the Housing Committee in the first instance - the Town Clerk advised that variances or changes to policy should be referred to the Board for decision.

It was noted that the policy was due for annual review in the near future and it was agreed that concerns raised with regard to extenuating circumstances and appeal processes be considered at that time. It was agreed that the Policy be fully adhered to in the meantime.

(2018/19:468) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 15th March, 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:-

- *Bleak House* - response awaited from Advocates
- *Amenity Byelaws* - revised draft received - two sets of mapping required.
- *Shoprite Group - Station Road* - the condition of the former boxing club was raised and it was agreed to include these premises with others about which the Commission has concern.
- *Ramsey North Beach* - the Deputy Town Clerk advised he has met with the Arts Council and decisions about funding are expected to be made in early May. It had been suggested that the shelters in the Mooragh Park be included in addition to those on the promenade.
- *Website* - it was agreed that the new site go live on 23rd / 24th March.

(2018/19:468) On-Going Matters “Action Tracker” Continued:

- *Abated sums S 13 Agreements for amenity* - the Town Clerk explained the circumstances pertaining to the S13 agreement for the former Mart Site.
- *Road Transport Regulations* - members were advised that the Commissioners’ application has been approved.
- *Vollan / Balladoole Odours* - it is understood that odour retention filters are to be fitted.
- *Waterloo Road* - members were advised of the understanding that the traffic count might be commenced within the next couple of weeks. Concerns were expressed that current diversions could give misleading results.
- *Mooragh Park Green Flag Status* - noted that works are in hand and an inspection will be carried out in May.
- *Poppy Mosaic* - Mrs. Wedgwood asked if this matter could be included on the “Action Tracker”. The Deputy Town Clerk advised that information is awaited from the artist and of his understanding that the school children want the mosaic to be visible to all and if possible located near to the War Memorial. Mr. Oldham asked if a response could be received before the end of March.

Finance and General Purposes:

(2018/19:469) Deputy Town Clerk’s Report - Ramey Courthouse - On-going Use:

Members considered the Deputy Town Clerk’s report dated 13th March, 2019, concerning the on-going use of Ramsey Courthouse and proposals to implement a charging structure. In view of uncertainty as to when the matter of charging was last discussed it was proposed by Mr. McGuinness, seconded by Mr. Williams that Standing Orders be suspended (Standing Order 20 refers).

Discussion took place - during which it was proposed by Mr. Hankin seconded by Mrs. Wedgwood and agreed that a charging structure if applied be effective from 1st May, 2019 - Messrs’ Cowie and McGuinness voted against.

In view of too many queries being raised it was proposed by Mr. Cowie, seconded by Mr. McGuinness and agreed that the matter be deferred to a special meeting when details proposals and the finer points of a charging structure can be agreed.

It was suggested that it might be opportune to invite two parties (Mr. Cowsill and Superintendent Maddocks) wishing to meet with the Commission on other matters to such meeting.



(2018/19:470) Finance Officer's General Report:

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

Estimates and Revenue Expenditure - the Finance Officer was requested to provide further information on water charges. It was noted that the Internal Audit account had recently be submitted for three years' work. The Finance Officer advised that internal audit procedures were to be reviewed including the need for this service to be out-sourced. The Cycle to Work Policy - clarification has been sought from the Income Tax Office and re-payments can be commenced shortly from those members of staff who have taken up the cycle to work arrangement.

Bank Balances - members were informed that the General Revenue Account would be subject to a net deduction to its current balance of £500,000 at the year end.

Works and Development:

(2018/19:471) Technical Services Manager's Report – Boundary Wall between Coronation Park and “Ingleside”:

Members considered the Technical Services Manager's report dated 7th March, 2019, concerning ownership of the boundary wall between the Coronation Park and “Ingleside,” Vernon Road.

It was proposed by Mr. Williams, seconded by Mr. McGuinness and agreed that the currently owners be advised of the correspondence dating from 2000 in which the then owners confirmed ownership of the boundary wall.

(2018/19:472) Technical Services Manager's Report – Changes to Street Lighting Maintenance Contract:

Members considered the Technical Services Manager's report dated 7th March, 2019, concerning changes proposed to be introduced by Manx Utilities to the 2019/20 Street Lighting Contract, and in particular to the charging structure.

Resolved: Following a proposal by Mr. Williams, seconded by Mr. Oldham and agreed unanimously, that the arrangement with Manx Utilities be continued and the matter be reviewed during the current year.

It was agreed that future budgetary consideration include more detailed analysis of street lighting costs.



(2018/19:473) Technical Services Manager's Report – Ruinous, Dilapidated and Unsightly Property:

Resolved: To note the Technical Services Manager's report dated 7th March, 2019, to which was appended a list of ruinous, dilapidated and unsightly property about which the Commission has concerns.

Members were advised that it is understood that the property listed first within the appendix is on the market for sale.

Housing and Property:

(2018/19:474) Housing and Property Manager's Report - 47 - 59 Upper Queen's Pier Road Refurbishment:

Members considered the Housing and Property Manager's report dated 13th March, 2019, advising of the tenders received for the refurbishment of 7 properties (odd numbers) 47 - 49 Upper Queen's Pier Road.

Resolved: Following a proposal by Mrs. Wedgwood, seconded by Mr. Hankin and agreed unanimously, that the lowest tender submitted by J. Clawson Limited, be accepted and the necessary petition for borrowing powers be progressed.

Mr. Monk queried if companies who did not submit tenders were excluded from tendering for future projects and was advised not.

(2018/19:475) Housing and Property Manager's Report - Cronk Elfin Refurbishment:

Members considered the Housing and Property Manager's report dated 14th March, 2019, advising of Treasury's concurrence with the Department of Infrastructure's decision to approve the Commission's business case for the external refurbishment of 50 properties at Cronk Elfin. The recommendation within the report was considered in 3 parts as follows:-

Resolved:

- Proposed by Mrs. Wedgwood, seconded by Mr. Cowie and agreed unanimously that a petition for borrowing powers for consultancy fees be progressed;
- Proposed by Mrs. Wedgwood, seconded by Mrs. Quayle and agreed unanimously to the appointment of those firms named within the report. Mr. Cowie expressed disappointment that no Ramsey based firms had been included. The Housing and Property Manager advised that competency and resource checks were carried out in advance of any invitations to tender being issued;
- Proposed by Mrs. Wedgwood seconded by Mrs. Quayle and agreed unanimously that the initial costs for fees for Planning Supervisor services be met from Housing Reserves.



(2018/19:476) Housing and Property Manager's Report - Mart Site - Residential Development:

Members considered the Housing and Property Manager's report dated 11th March, 2019, advising of receipt of correspondence from Chrystals, Estate Agents, asking if the Commission would be interest in acquiring the Former Mart Site.

Resolved: Following a proposal by Mr. Oldham, seconded by Mrs. Quayle and agreed by 11 votes to 1, Mr. Cowie voting against, that the views of Department of Infrastructure be sought on the acquisition of this site.

Parks and Leisure:

(2018/19:477) Deputy Town Clerk's Report - TT 2019 Event - Sprintfest:

Resolved: To note the Deputy Town Clerk's Report dated 13th March, 2019, concerning progress made in respect of the "Sprintfest" event to be held from 2nd - 4th June, 2019. Members were informed that the licence application would be heard on 11th April, after which it is hoped to be able to fully promote the event.

Mrs. Wedgwood queried parking provision for St. Paul's Church during events on Market Square and was advised that parking will remain available outside the church but not on car park "square". Mr. Williams was assured that those responsible for printing the T.T. Guide have been made aware of the event.

Any Other Business:

Mr. Hankin commented that the Town is looking cleaner which is being noticed and commented upon.

Mr. Oldham commented on vehicles travelling too quickly in the vicinity of Glen Elfin / Vernon Road. The Housing and Property Manager undertook to bring the matter to the attention of Traffic Management.

Matters of Establishment:

(2018/19:478) Minutes Establishment Committee - 18th March, 2019:

Members considered the Minutes of the Meeting of the Establishment Committee dated 18th March, 2019, subject to the following:

- **Ramsey Courthouse Partnership** - Mr. McGuinness commented on positive discussions - the Commission's terms will be presented to the Partnership who will meet again. It is hoped something can be in place by May.
- **Apprenticeships** - it was agreed to implement a rolling programme of the placement of apprentices (within the three disciplines) subject to mentors and grants being available but with no guarantee of employment on completion of the apprenticeships.

The meeting closed at 9.20 p.m. giving a time of 2.30 hours for payment of attendance allowances.