

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 17th April, 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, A. J. Oldham, L. Parker, F. B. R. Williams and W. G. Young.

Apologies: Messrs' J. McGuinness and G. Monk.

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

(2018/19:481) Minutes:

Resolved: That the Minutes of the Board Meeting held on 20th March, 2019, and the Special Board Meeting held on 10th April, 2019, be confirmed and signed by the Chairman.

(2018/19:482) Matters Arising:

Members queried the request made by Superintendent Maddocks to meet the Board and was advised that no date had yet been agreed.

(2018/19:483) Chairman's Report:

Resolved: To note the Chairman's report dated 9th April, 2019, subject to the following:-

The Chairman advised that a letter of thanks had been received from the Manx Wildlife Trust with regard to their recent use of the Courthouse.

Finance and General Purposes:

(2018/19:484) Town Clerk's Report – Consultation Review and Modernisation of Rates:

Members considered the Town Clerk's Report dated 9th April, 2019, concerning the consultation being undertaken by the Cabinet Office with regard to reformation of the rating system. Mr. Parker, as Deputy Lead Member for Finance suggested a consensus response rather than detailed response to the individual questions put within the consultation.



(2018/19:484) Town Clerk’s Report – Consultation Review and Modernisation of Rates Continued:

Mr. Parker made the following statement:-

“As a local authority we need to be able to budget for the year ahead while rating fairly and consistently to all who use our services.

Offering discounts to charities, variable rates and subsidies creates problems not only for forecasting budgets but also makes rate setting very difficult, not consistent and yet the majority still require the same services as everyone else.

An all-Island centralised non-domestic rate and rate collection would be detrimental to any local authority. All non-domestic property still use the same services as everyone else and the funding is still required to perform these services, e.g. waste collection, street cleaning. etc..

I am in favour in rewarding those who do pay early or on time and that offering a small discount will not only reward those who pay but will also help the local authority by having the bulk of their revenue in prompt so funds can be allocated early to future projects.”

Mr. Parker then proposed the following:-

1. All properties are to be judged on the same criteria regardless of location, i.e. square footage, as this make the process simple, fair and consistent to all.
2. No subsidies or discounts be offered to Social Security, Government bodies, Charitable Organisations or dilapidated buildings.
3. No to a centralized non-domestic rate and rate collection
4. To Allow a prompt payment discount and a penalty fee be applied to late payments

Members were advised that if a central fund was held for commercial rates collected the Commission would have to present a business case to receive any of the income. It was noted that commercial rating amounts to approximately 20% of the current town rate income. Mrs. Wedgwood felt that the consultation was “too leading” and manipulative.

Mr. Cowie seconded Mr. Parker’s proposal which was put to the vote and carried without division.

(2018/19:485) Finance Officer’s General Report:

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

Accounts - the Finance Officer was requested to provide information of how often and at what cost the services of Mr. Andrew Barton had been used since the cessation of his retained contract.



(2018/19:485) Finance Officer's General Report:

Summary of Revenue Income and Expenditure - the comparative difference in the balance of income at 31st March was queried and members were informed that this was because monies had been received after the financial year end. The high income figures for rates received in July was also queried and members were advised that this was rate income received after the last date for discounts.

Works and Development:

(2018/19:486) Technical Services Manager's Report - Planning Applications:

Resolved: That the Technical Services Manager's Report dated 10th April, 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:	3641	Amended Plans
P.A. NO.:	19/00032/B	
APPLICANT:	Dave's 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. Williams, seconded by Mr. Oldham and agreed to confirm that the Board has no problem with the outside seating area.

REF NO:	3656
P.A. NO.:	19/00265/B
APPLICANT:	Seymar Developments Limited
PROPOSED:	Erection of seven unit vehicle garage block and bin store
NOTES:	P.A. in Detail
SITE:	Lakeside Apartments, Park Road, Ramsey.

It was agreed to submit an observation with regard to the location of the bin store which the Commission would wish to see just behind the gate for kerbside collection.

REF NO:	3658
P.A. NO.:	19/00277/C
APPLICANT:	Against the Grain Limited
PROPOSED:	Additional use of retail (Class 1) to retail (Class 1) and serving food and drink (Class 3)
NOTES:	P.A. - Change of Use
SITE:	1a, Gladstone Park, Ramsey.

Mr. Williams informed members that there was no problem with the wholesale use of the premises but felt that an observation be submitted with regard to the café use. The Town Clerk advised members that Gladstone Park is zoned as Industrial.

(2018/19:486) Technical Services Manager's Report - Planning Apps Cont:

REF NO: 3658 Continued

Mr. Oldham expressed concern at the location of food preparation areas, kitchen and freezers and in so doing proposed that the Commission object to café usage as the area is zoned industrial and the size of the facility is also not considered adequate.

Mr. Hankin expressed concern about food hygiene requirements with regard to wholesale and food preparation areas. Mr. Parker expressed concern that provision of a café would take trade away from Parliament Street.

Mr. Oldham's proposal was seconded by Mr. Williams and carried by 8 votes to 2, Mrs. Quayle and Mr. Cowie voting against.

REF NO: 3663
P.A. NO.: 19/00353/GB & 19/00355/CON
APPLICANT: S & A Consultants
PROPOSED: Alterations and creation of ground floor retail (Class 1) with five self contained apartment above
NOTES: Registered Building
SITE: **Former Nightlife, Market Place, Ramsey.**

Members discussed the lack of parking provision included within the application. The Town Clerk advised that no parking provision was required to be included as this was not a "new build". Mr. Parker suggested that an observation be made. Mrs. Quayle expressed concern that there would a loss of public car parking especially at weekends. The Technical Services Manager advised that resident car parking applications could be made to the Department of Infrastructure.

It was proposed by Mr. Parker, seconded by Mrs. Quayle that an observation with regard to the lack of parking provision be submitted. The proposal was supported by Mrs. Wedgwood, Canon Greenwood and Mr. Howard and ultimately failed on the casting vote of the Chairman.

Appendices: No comments were made on the appendices to the applications.

(2018/19:487) Technical Services Manager's Report - Ramsey War Memorial:

Resolved: To note the Technical Services Manager's report dated 10th April, 2019, concerning urgent repair works required to the Ramsey War Memorial.

The Technical Services Manager advised that guidance from Manx National Heritage was awaited. Mr. Oldham drew attention to the need for access to the memorial for a Royal Naval commemoration on 26th May.



Housing and Property:

(2018/19:488) Housing and Property Manager's Report - Boathouse Roof:

Resolved: To note the Housing and Property Manager's Report dated 9th April, 2019, concerning the roof replacement carried out at the Boathouse Café in the Mooragh Park.

(2018/19:489) Housing and Property Manager's Report - Mooragh Park Improvements:

Resolved: To note the Housing and Property Manager's report dated 10th April, 2019, concerning improvements to the Lakeside Café toilets and camper van drinking water facilities.

Attention was drawn to a power socket being used by the public situate at the Vollan - it was agreed to bring this to the attention of the Department.

(2018/19:490) Housing and Property Manager's Report - Revised Public Sector Housing (General Needs) (Allocation) Policy 2019:

Resolved: To note the Housing and Property Manager's report dated 10th April, 2019, concerning the revisions to the Allocations Policy for general needs housing coming into operation from 1st June, 2019, and also the revisions for the policy for sheltered housing which came into operation on 1st April, subject to the following:-

- The Housing and Property Manager drew attention to the omission of one item for which points are given, being the rental of private sector housing for periods greater than one year.

Parks and Leisure:

(2018/19:491) Technical Assistant's Report - Ramsey in Bloom Competition:

Resolved: To note the Technical Assistant's report dated 10th April, 2019, concerning the launch of the 2019 Ramsey in Bloom Competition.



(2018/19:492) Notice of Motion:

The Notice of Motion dated 10th April, 2019, standing in the name of Mr. J. McGuinness, as hereunder, was received and therefore adjourned in accordance with Standing Orders to the meeting of the Board to be held on 15th May, 2019.

"Notice of Motion

Alteration to Standing Order 13 – Order of Business.

to add, after “(h) other business, if any, authorised by the Chairman for consideration”, a new agenda item entitled – “Matters raised from the public of Ramsey for discussion”

Mr. Parker moved the Notice of Motion and therefore the matter will be considered at the May 2019 meeting of the Board, in terms of Standing Orders.

Standing Order 14 - Notices of Motion provides that every motion relating to any new subject or matter not already before the Board, other than a motion which under Standing Order 15 may be moved without notice, shall be given in writing at the ordinary meeting preceding the one at which it is intended to bring it forward.

Any Other Business:

(2018/19:493) Representative Reports:

Resolved: To note the representative report with regard to the meeting of Northern Local Authorities Swimming Pool Board and Ramsey Chamber of Commerce, submitted by Mr. McGuinness.

(2018/19:494) “Mr. Whippy” Street Trader’s Licence:

Resolved: That, following a proposal by Mr. Oldham, seconded by Mr. Hankin, and agreed without division, that request made by “Mr. Whippy” to renew the Street Trader’s Licence for a period of two years be approved.

Members were reminded that the “Mr. Whippy” Ice Cream Van trades around the town but not in the town centre.

(2018/19:495) Mobile Shop:

Members referred to an informal discussion with regard to a Mobile Shop being permitted to operate in Ramsey. Members were advised that the applicant should make a formal request and were advised that the request could necessitate road closure applications, the issue of a street trader’s licence, compliance with good hygiene regulations and the need to obtain approval from the Department of Infrastructure.

The Chairman thanked the public for attending and closed the public session at 7.53 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.

(2018/19:496) Minutes:

Resolved: To note, for record purposes, that no minutes of either the Board Meeting held on 20th March, 2019, or the Special Board Meeting held on 10th April, 2019, were recorded in private.

Matters for Information:

(2018/19:497) Housing Committee:

Resolved: To note and approve the minutes of the Housing Committee held on 2nd April, 2019, subject to the following:-

Clause 96a) - the Court proceedings have been adjourned for a period of three months.
Clause 96b) - members were advised that the date listed within the clause was not now considered realistic.

(2018/19:498) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 12th April, 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:-

- *Amenity Byelaws* - revised draft received - two sets of mapping required.
- *Adoption of Land Traie Twoie* - members were reminded that part of the land had possible contamination concerns and it was proposed by Mr. Williams that the Commission adopt the land subject to a bond being in place. The proposal did not receive a seconder. It was then proposed by Mr. Cowie, seconded by Mr. Hankin and agreed without division that the Commission does not adopt the land until a suitable bond or an acceptable Environmental Health report is in place.
- *Amenity Byelaws* - members were informed that although some plans are still required it should be possible that amenity byelaws affecting the foreshore and the park areas could be “signed off” at the end of April.
- *Water Street Wall Boundary Wall* - the results of the survey are awaited.
- *Ramsey North Beach* - the Deputy Town Clerk advised the Arts Council has suggested that work be done during the Summer months during which time the public can see what is being done.
- *Website* - officers were congratulated on the new website.
- *TT Events* - the Deputy Town Clerk informed members that the Music Singing and Dancing Licence had been granted, and it is hoped to commence publicity about events in early May.
- *Abated Sums S13 Agreements* - members were informed that suggestions as to how S13 sums could be used were being considered in conjunction with the “Green Flag” application.
- *Vollan / Balladoole Odours* - it was agreed to ask for an update on filters to be fitted.

(2018/19:498) On-Going Matters “Action Tracker” Continued:

- **Parking** - it was agreed to ask the relevant parties if a “park and ride” at or in the vicinity of the Civic Amenity site might be worthy of consideration and if the C.A. Site might be a suitable area at which to park buses.
- **Wallabies** - it is understood the wallabies will be installed on 23rd / 24th May.
- **Emergency Road Closure** - the cost to the Commission has been received and it was agreed to remove this item from the “Action Tracker”.
- **Waterloo Road** - signage and traffic speed - to be removed from “Action Tracker”.
- **Business Agency Presentation** - to be removed from “Action Tracker”.
- **Mooragh Lake Concession** - a meeting with tenants is to take place.
- **Street Lighting** - the wording on the current position to be changed to reflect a review is to be undertaken.

The Register of Ruinous Property and Unsightly Buildings appended to the Action Tracker was noted.

Finance and General Purposes:

(2018/19:499) Town Clerk’s Report - Land Adjacent to “Hartshill”:

Members considered the Town Clerk’s report dated 5th April, 2019, concerning the request made by Hartshill Management Company to extend the lease of land adjacent to Hartshill, Hope Street, for a term of 5 years.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Williams and agreed that the lease be extended on the same rental terms, subject to Departmental approval in terms of Section 25 of the Local Government Act, 1985.

(2018/19:500) Town Clerk’s Report - Ramsey RUFC Pavilion and Sports Field:

Members considered the Town Clerk’s report dated 5th April, 2019, concerning the use of land on the Mooragh Estate by Ramsey RUFC and plans being considered by the Club for their longer-term requirement.

Resolved: That following a proposal by Mr. Cowie, seconded by Mrs. Wedgwood that Ramsey RUFC be informed that the Commission is happy to agree in principle to a longer term lease, subject to terms to be agreed and any necessary approvals, in relation to the Clubhouse and rugby pitch if it is the Club’s wish.

(2018/19:501) Deputy Town Clerk’s Report - Privacy Policy:

Members considered the Deputy Town Clerk’s report dated 10th April, 2019, to which was appended the draft privacy Policy prepared to meet data protection requirements and Freedom of Information legislation.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Williams and agreed, the Privacy Policy be adopted.

(2018/19:502) Deputy Town Clerk's Report - SprintFest:

Resolved: To note the Deputy Town Clerk's report dated 10th April, 2019, concerning the Music, Singing and Dancing Licence application for the SprintFest event - members having been earlier informed that the application, heard on 12th April, 2019, had been granted.

(2018/19:503) Finance Officer's General Report:

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

Bank Balances - the comparative balances at the year-end reflected the timing of receipt of monies.

The Finance Officer was requested to investigate water charges and use.

Members were reminded that the sum of £50,000 set aside within the budget heading "Sports Hall" was towards the provision of public conveniences should be sports hall progress. *the new*

(2018/19:504) Technical Assistant's Report - Dog Offences:

Members considered the Technical Assistant's report dated 10th April, 2019, advising of further occasions when the person named within the report had permitted his dog to be at large.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Oldham that legal advice be sought prior to prosecution.

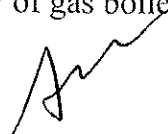
Housing and Property:

(2018/19:505) Housing and Property Manager's Report - Close Y Chibbyr Ghlass Heating Options:

Members considered the Housing and Property Manager's report dated 5th April, 2019, concerning options and costings for the supply of central heating and hot water at Close Y Chibbyr Ghlass after the eventual demolition of Close Woirrey (the boiler servicing Close Y Chibbyr Ghlass being housed with a boiler house attached to Close Woirrey).

Resolved: That, following a proposal by Mrs. Wedgwood, seconded by Mrs. Quayle and agreed by 9 votes to 1, Mr. Hankin voting against, that the necessary petition be progressed to facilitate borrowing powers to enable individual gas boilers to be fitted in each of the 18 properties comprising Close Y Chibbyr Ghlass.

Members were informed that this option would afford tenants greater control of their heating requirements. Canon Greenwood commented on the efficiency of gas boilers.



(2018/19:506) Housing and Property Manager's Report - "..... Residential Development:

Members considered the Housing and Property Manager's detailed report dated 20th March, 2019, concerning an approach made with regard to the availability of a site that might be suitable for residential development.

Resolved: That, following a proposal by Mrs. Wedgwood, seconded by Mr. Williams and agreed, the offer be declined with thanks.

Parks and Leisure:

(2018/19:507) Technical Services Manager's Report - Introducing Wildflower Areas to Ramsey:

Members considered the Technical Services Manager's Report dated 8th April, 2019, in which areas are suggested that might be suitable to plant wildflowers, together with a list of advantages and disadvantages for such planting. The Technical Services Manager apologised that no costs were provided.

Mr. Cowie proposed that, subject to costs, the Riverside and the CA Site be considered. This was seconded by Mrs. Quayle. The Town Clerk advised that the Harbours' Division would need to be asked about the Riverside and the Finance Officer advised that the CA site was not available and that in any case there was only a small area of land thereat.

Mr. Cowie amended his proposal to Riverside and Old River Road - this was seconded by Mrs. Quayle. After general discussion Mr. Cowie further amended his proposal to the verges by the Riverside, subject to cost. This was seconded by Mrs. Quayle and put to the vote and agreed.


Mr. Williams further proposed that the Ramsey Schools be approached and asked to help and participate. This was seconded by Mr. Hankin and agreed by 7 votes to 3 - Messrs' Cowie, Oldham and Parker voting against.

Any Other Business:

(2018/19:508) Sundry Matters:

Minutes - Mr. Hankin asked when the Commissioners' Minutes could be brought into the public forum - the Town Clerk advised that the Minutes do not have official status until they are "sign-off" by the Board at the next full meeting; he continued that whilst the minutes are published (on-line) on the Monday they are subject to approval by the Board and are therefore technically still a draft copy.

Members were informed that it is not considered appropriate to make the minutes available to the public until members have received/seen them (on the preceding Friday or Saturday).



(2018/19:508) Sundry Matters Continued:

Flower Displays - Mr. Hankin drew attention to the unfortunate timing of the removal of dead flowers from static displays around the Town, not least the entrance to the Town Hall and the unacceptable delay in replanting the containers. This matter will be looked into.

“Meet and Greet” - Mr. Cowie queried the recent “Meet and Greet” and was informed that only one member of the public attended and only half the members of the Board were in attendance. Members felt future occasions should be better advertised.

Daffodil Bulb Competition - Mr. Oldham made brief reference to the primary school’s daffodil bulb competition and was advised that a report will be submitted.

Gutters Approach Road - Canon Greenwood drew attention to weeds in the kerbside gutters on Approach Road that required removal.

Hearing Loop System - Mr. Young queried if any progress had been made in finding a suitable hearing loop system for the Boardroom. The Deputy Town Clerk advised that nothing suitable had yet been identified at an acceptable cost.

Matters of Establishment:

(2018/19:4) Minutes Establishment Committee:

Resolved: To note and approve the minutes of the meetings of the Establishment Committee held on 2nd and 10th April, 2019, subject to the following:-

Meeting 2nd April

- Mr. Hankin asked if a meeting could be arranged with the full Board and was advised that this was not yet appropriate as detailed plans are still awaited.
- Mr. Oldham queried if some tables could be purchased for use at the Courthouse - Mrs. Wedgwood undertook to ask the potential purchaser of Waterloo Road Methodist Church if tables could be loaned to the Commissioners as needed.

The meeting closed at 9.30 p.m. giving a time of 2 ½ hours for the payment of attendance allowances.


Chairman.