

# RAMSEY TOWN COMMISSIONERS

[ PUBLIC ]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 15<sup>th</sup> May, 2019, at 7.00 p.m.

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

**Apologies:** Mr. Hankin.

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

## **(2019/20:008) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 17<sup>th</sup> April, 2019, and the Annual Meeting held on 1<sup>st</sup> May, 2019, be confirmed and signed by the Chairman.

## **(2019/20:009) Matters Arising:**

There were no matters arising raised.

## **Finance and General Purposes:**

### **(2019/20:010) Finance Officer General Report:**

Resolved: To note and approve the Finance Officer's General Report dated 9<sup>th</sup> May, 2019, subject to the following:-

***Summary of Revenue Income and Expenditure:*** In response to a query the Finance Officer explained the high figure appearing for income for Housing Schemes was due to the timing of receipt of housing deficiency payments from Government.

## **Works and Development:**

### **(2019/20:011) Town Clerk's Report - Bathing Water Quality:**

Members considered the Town Clerk's report dated 9<sup>th</sup> May, 2019, concerning recommendations pertaining to bathing water standards issued by Department of the Environment, Food and Agriculture within a recent consultation. Mr. Williams in proposing that a positive response be made to the questions posed also expressed concern at what additional work might be required on an already stretched staff in maintaining the beaches.

Mrs. Wedgwood referred to the requirement to provide adequate public toilets "adjacent" to the beach and queried how far "adjacent" meant and therefore the matter required greater discussion, including possible review of dog fouling byelaws and the duties of the Town Warden.

**(2019/20:011) Town Clerk's Report - Bathing Water Quality Continued:**

The Town Clerk advised that bathing water quality deals only with water and associated matters may need to be discussed with the Department of the Environment, Food and Agriculture.

Mr. McGuinness agreed that the quality of the bathing water was the main criteria and other things would not deter people from bathing and therefore seconded Mr. Williams' proposal. The proposal was voted upon and agreed without division.

Resolved: To inform the Department of the Commission's unanimous support of the questions put within the consultation

**(2019/20:012) Technical Services Manager's Report - Planning Applications:**

Resolved: That the Technical Services Manager's Report dated 9<sup>th</sup> May, 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:-

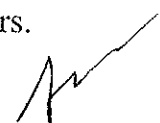
REF NO:	3658	<b>Amended Plans</b>
P.A. NO.:	19/00277/C	
APPLICANT:	Against the Grain Limited	
PROPOSED:	Additional use of retail (Class 1) to retail (Class 1) and serving food and drink (Class 3)	
NOTES:	P.A. – Change of Use	
SITE:	<b>Unit 1a, Gladstone Park, Ramsey.</b>	

Discussion took place with during which members were informed that the applicant had attempted to clarify the "café" aspect of the application in that in it proposed to provide "Consultation" food tasting, etc., members were informed that the café was not intended for walk-in customers or casual trade. The Deputy Town Clerk advised that in similar application with regard to café type premises a condition had been applied with regard to opening hours. Members felt that a café at Gladstone Park would take business away from the Town centre. Members felt the use of the word "café" was confusing the application as they understand the business to be one of food preparation and wholesale distribution.

It was proposed by Mr. Williams, seconded by Mr. Oldham that the Commission do not object to retail use (Class1), but to retail use (Class 3) - serving food and drink.

An amendment was put by Mr. Parker, seconded by Mr. McGuinness that the Commission continue to object to any change of use from Industrial. The amendment was put to the vote and defeated by 8 votes to 3, Mrs. Quayle, Mr. Parker and Mr. McGuinness voting in favour.

The original proposal was then voted upon and carried by 8 votes to 3, Mrs. Wedgwood, Mr. Parker and Mr. McGuinness voting against.



**(2019/20:012) Technical Services Manager's Report - Planning Apps Cont:**

**Various applications - Royal Park:**

Members were informed that these applications referred to changes in the design of the properties and there were no changes to the site layout nor to the number of properties being developed.

**Appendices:** - There were no comments made on the Appendices to the Technical Services Manager's report.

**Housing and Property:**

**(2019/20:013) Housing and Property Manager's Report - Housing Performance and Statistics 2018/19:**

Resolved: To note the Housing and Property Manager's Report dated 8<sup>th</sup> May, 2019, to which was appended the Housing Performance and Statistics to 31<sup>st</sup> March, 2019, being the 4<sup>th</sup> Quarter for 2018/19.

Members queried the way in which some of the information was presented and were informed that the housing maintenance was ahead of its schedule giving percentage figures higher than 100%. The Housing and Property Manager was asked to consider presenting in numeric format or including notes.

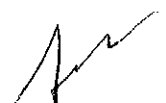
Mr. McGuinness took the opportunity to congratulate the Housing Department on the property inspections undertaken, which is believed to be important in the Commission's wish to communicate with tenants. He asked if greater encouragement could be given to reducing "over the counter" cash payments. The Housing and Property Manager suggested that use of the card reader might be expanded.

Members noted an encouraging drop in the number of applicants on the housing waiting lists; were given a verbal breakdown of the reasons tenancies were terminated and were advised that it was coincidental that the number on the transfer list had remained the same.

Mr. Howard queried tenancies being kept open in cases of long term absence and was informed that this was usually done in shorter absences but was discretionary to the housing authority.

**(2019/20:014) Housing and Property Manager's Report - Kitchen Framework Agreement Update:**

Resolved: To note the Housing and Property Manager's report dated 25<sup>th</sup> April, 2019, advising of the approval of the Commissioners' petition for borrowing powers to fund the final properties to have kitchen replacements as part of the Kitchen Framework Agreement, works for which will commence on 10<sup>th</sup> June, 2019.



**Parks and Leisure:**

**(2019/20:015) Deputy Town Clerk's Report - Ramsey Rocks:**

Members considered the Deputy Town Clerk's report dated 9<sup>th</sup> May, 2019, seeking the views of the Commission on the staging of Ramsey Rocks in 2019.

Resolved: That following a proposal by Mr. Howard, seconded by Mr. Parker, that the Commission stage Ramsey Rocks on Sunday, 25<sup>th</sup> August, 2019, with the proviso that a sponsor be sought.

The proposal was carried by 10 votes to 1, Mr. Oldham voting against insofar as he felt the timing, as part of the Festival of Motorcycling, would deter local residents from attending.

**(2019/20:016) Deputy Town Clerk's Report - Supercars Mooragh Park:**

Resolved: To note the Deputy Town Clerk's report dated 9<sup>th</sup> May, 2019, advising of the Manx Supercar Event part of which will include a visit to the Mooragh Park on 24<sup>th</sup> May, 2019.

**(2019/20:017) Notice of Motion:**

Mr. McGuinness presented the Notice of Motion, as hereunder, dated 10<sup>th</sup> April, 2019, standing in the his name and originally presented to the Board meeting on 17<sup>th</sup> April

**"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. McGuinness informed members that it was his wish to provide additional resources for Ramsey residents to communicate with the Commission and have their ideas/ concerns discussed by the whole Board. He felt that replies could be framed should matters require research, etc., and suggested that matters need to be specifically addressed. Members queried the timing for submission of items of correspondence and suggested a greater time prior to meetings. Mr. McGuinness advised that the 5 days suggested was in-line with the existing distribution of the board-papers to the Commission and again stated that matters could be deferred if necessary. Concern was raised about private, or matters that were libellous. Mr. McGuinness advised that whilst he did not wish to buffer any items matters could be considered case by case.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed without division, Standing Order 13(h) be amended.

The Town Clerk advised members that in terms of Standing Orders the amendment would be implemented following the adoption of minutes at the June meeting.

**Any Other Business:**

**(2019/20:018) Representative Reports:**

No representative reports were submitted.

**(2019/20:019) Climate Change Mitigation Strategy 2020-2030:**

The Town Clerk distributed a Consultation based on the Climate Change Mitigation Strategy 2020-2030 for consideration. Mr. Williams declared an interest.

Mr. Cowie commended response to the consultation, particular with regard to Question 13 concerning future housing being built to a “nearly zero emissions standard”. Mr. Cowie querying whether the Commission should adopt this for public sector housing. Mr. Monk stated that if this requirement became part of building regulations it should apply to all future housing.

Members discussed cost implications and whilst recognising the importance felt it could make home-ownership out of reach.

Mr. McGuinness felt that the consultation was perhaps a first step , a knee-jerk reaction and not a proper strategy; and perhaps the Commission was not setting an example - he felt the consultation was not geared for a consensus view.

Mr. Cowie asked if the Commission might submit a general response based on practicality, viability and sustainability. Members felt that the bigger situation needs to be looked at and were concerned at unrealistic cost implications.

It was proposed by Mr. Parker , seconded by Mr. McGuinness and agreed by 9 votes to 1, Mrs. Quayle voting against, Mr. Williams not voting, that members submit individual responses and the Chairman prepare a general response which members can add to.

**(2019/20:020) Coronation Park:**

Mr. Howard referred to a complaint he had received a few days earlier about a broken bottle in the Coronation Park. The Deputy Town Clerk requested that attention be brought to such matters when they occur to enable prompt action to be taken. The Town Warden will be requested to increase his vigilance in the Coronation Park.

The Chairman thanked the media representative and public for attending and closed the public session at 8.10 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.

**(2019/20:021) Minutes:**

Resolved: To note, for record purposes, that no minutes of either the Board Meeting held on 17<sup>th</sup> April, 2019, or the Annual Board Meeting held on 1<sup>st</sup> May, 2019, were recorded in private.

**Matters for Information:**

**(2019/20:022) Housing Committee:**

Resolved: To note and approve the minutes of the Housing Committee held on 8<sup>th</sup> May, 2019, subject to the following:-

*Capital Projects 02b) ii* - members referred to the progress of Mayfield redevelopment and noted that the works will continue during TT week and that the contractor will ensure all exits and entrances to the site and properly closed to ensure no access can be gained by the public.

*Clause 7c)* Members were in agreement to legal action having been sought with regard to the breach of tenancy. The Housing and Property Manager informed members that he has received an “eviction route policy” from the Department.

**(2019/20:023) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 10<sup>th</sup> May, 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* - the Town Clerk advised that he is to meet with an Environmental Health Inspector during the week commencing 20<sup>th</sup> May and hopes to be able to report further to the June Board meeting.
- *Water Street Wall Boundary Wall* - members were advised of the approximate cost per visit by Structural Engineers.
- *Shoprite Group - Station Road* - Mr. Oldham drew attention to the need to re-paint car parking bays and directional arrows in the car park;
- *Ramsey North Beach* - the Deputy Town Clerk referred to use by paddle-board users and it was agreed to try and get a promotional photograph.
- *Website* - still needs some filling - but agreed the item be removed from the “Tracker”;
- *TT Events* - the Deputy Town Clerk informed members that the bands have confirmed attendance and of the specialist catering arrangement; Mr. McGuinness expressed thanks to Mr. Parker and the Deputy Town Clerk for their endeavours
- *Abated Sums S13 Agreements* - it is hoped a report can be presented to the July meeting. Reference was made to bees that were nesting in play equipment - whilst the bees are non-aggressive the play equipment has been sectioned off as their presence may cause distress.

**(2019/20:023) On-Going Matters “Action Tracker” Continued:**

- *Vollan / Balladoole Odours* - noted the Vollan filter has been fitted - Balladoole being a bigger job - complainants are to be asked to contact Manx Utilities. The Town Clerk also undertook to contact Environmental Health.
- *Parking* - the Deputy Town Clerk advised that the Business Agency can offer the services of a student for one month to undertake the parking survey.
- *Development Caine’s Yard* - planning approval has been refused - remove item from “Tracker”.
- *Poppy Mosaic* - it was noted that it has not yet been possible to meet with the artist - Proposed by Mr. Parker, seconded by Mr. McGuinness and agreed to proceed with re-locating the mosaic.

The Register of Ruinous Property and Unsightly Buildings appended to the Action Tracker was noted and members requested the addition of one property because of concerns that it may be in a dangerous condition.

**Finance and General Purposes:**

**(2019/20:024) Town Clerk’s Report - Alcohol Licence Application:**

Members considered the Town Clerk’s report dated 9<sup>th</sup> May, 2019, advising of a request made for support of an alcohol licence application for a local business. Members noted that alcohol would not be retailed as a bar/public house and any alcohol served to tables outside the premises would be within a clearly physically demarked area.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Parker and agreed, the Commission provide a letter welcoming the new venture and that they have no objections to the application.

**(2019/20:025) Deputy Town Clerk’s Report - Ramsey Courthouse Update:**

Members considered the Deputy Town Clerk’s report dated 9<sup>th</sup> May, 2019, to which was appended a leaflet containing the charging structure for use of the Courthouse. Mr. Oldham queried use by charities and was advised by Mr. McGuinness that it persons occupying rooms pay a modest rental and it is the purpose of hire that determines whether a fee is paid not who is running the event.

Mr. Oldham queried why a community organisation did not pay for use of the Town Hall and was advised that the organisation to which he was inferring had Commission representative on this Committee - events held by this organisation other than Committee meetings did incur hire fees.

A letter from Ramsey Branch, Royal British Legion was noted and it was agreed that the Chairman draft a suitable reply explaining the hire policy.

It was agreed that the hire policy be confirmed and the Deputy Town Clerk’s leaflet be approved.

**(2019/20:026) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's Report dated 9<sup>th</sup> May, 2019, subject to the following:-

**Rent Arrears** - queries raised about particular tenants listed within those in arrears with rent were noted:-

No 12 - the tenant has promised to make a payment;

No 21 - existing payment plan has lapsed and a new plan is being set-up.

**Aged Debtors** - queries raised about certain debtors were answered to members' satisfaction

**(2019/20:027) Technical Assistant's Report - Fixed Penalty Notice Appeal:**

Members considered the Technical Assistant's report dated 3<sup>rd</sup> May, 2019, advising of an appeal submitted against a Fixed Penalty Notice issued with regard to a dog to be at large on the Mooragh Estate in an area where dogs are not permitted. It was noted that the appellant contended lack of signage in her defence. The Technical Assistant's report had a photograph showing numerous signs in the area appended.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Oldham and agreed that the Fixed Penalty be upheld.

**Parks and Leisure:**

**(2019/20:028) Housing and Property Manager's Report - Water Drinking Fountain/Bottle Filling Stations:**

Members considered the Housing and Property Manager's report dated 7<sup>th</sup> May, 2019, the provision of water bottle filling stations within the Mooragh Park. Mrs. Quayle expressed concern about the frequency of maintenance.


Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed by 9 votes to 2, that two filling stations be provided by MIW Water Cool Experts. Mr. Cowie and Mr. Williams voted against.

**Any Other Business:**

**(2019/20:029) Street Trader's Licence:**

The Town Clerk verbally reported on a request made to sell artisan goods, from a VW camper, on the Park Road for not more than 3 hours at any one time and to site a small "A board", made by Sue Battery t/a Cobblers Goose.

A proposal was made by Mr. McGuinness to accept the request, this was seconded by Mr. Williams.





**(2019/20:029) Street Trader's Licence Continued:**

An amendment was put by Mr. Monk that a 12 month licence to facilitate a trial, be permitted, this was seconded by Mr. McGuinness. It was confirmed that no sales will be permitted within the Mooragh Park. Mrs. Quayle expressed concern that such permission could create a precedent.

The amendment was put to the votes and carried by 10 votes to 1, Mr. Parker voting against.

**(2019/20:030) Reserved Car Parking Spaces:**

Mr. Howard raised a matter brought to him by constituents with regard to reserved parking spaces on Commissioners' car parks - in a request had been made that residential use be charged a lesser amount than commercial hirers.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mrs. Quayle and agreed by 8 votes to 3, Canon Greenwood and Messrs' Howard and Oldham voting against, the request be denied.

Members felt that residents made greater use of the car parking spaces and also felt that sufficient free long term parking was available in car parks in close proximity to those for which reserved spaces charges are made available.

**(2019/20:031) External Seating Court Café:**

Mr. Oldham queried the provision of external seating at the Court Café and was advised that checks will be made with the Technical Assistant on this matter.

The meeting closed at 9.38 p.m. giving a time of 3 hours for the payment of attendance allowances.



Chairman.