

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 19th June, 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, L. Parker, F. B. R. Williams and W. G. Young.

Apologies: Canon Greenwood and Mr. Oldham.

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

(2019/20:032) Minutes:

Resolved: That the Minutes of the Board Meeting held on 15th May, 2019, be confirmed and signed by the Chairman.

(2019/20:033) Matters Arising:

There were no matters arising raised.

(2019/20:034) Chairman's Report:

Resolved: To note the Chairman's Report dated 12th June, 2019. The Chairman reiterated his thanks to all those involved with Sprintfest and the TT festival.

Finance and General Purposes:

(2019/20:035) Town Clerk's Report - Consultation Telecommunications Development Order:

Members considered the Town Clerk's report dated 12th June, 2019, concerning the views being sought by the Cabinet Office with regard to a proposal to draft a development order in relation to telecommunications infrastructure. Mr. Young read a letter he had received in which concerns were expressed about 5G installations and which advised of a petition against such installations because of alleged health risks. Mr. Young was advised that 5G was not the matter under consideration in this clause and the letter would be considered at the appropriate time.

Members noted that the new Order appears to apply more controls and puts more restrictions on permitted development and is more rigorous than the existing order, albeit it continues to permit certain installations outside conservation areas.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Cowie that a response to the consultation based on comments made within the Town Clerk's report be submitted. The proposal was carried by 6 votes to 4 Mrs. Quayle and Messrs Hankin, McGuinness and Young voting against.



Members agreed to vary the Agenda order to allow the next item to be considered.

(2019/20:036) Town Clerk's Report - 5G Sure Mobile Mast - Tower Farm Garff:

Members considered the Town Clerk's report dated 12th June, 2019, concerning the approved planning application submitted by Sure IOM for the erection of a tree mast to replace an existing tree mast at Tower Farm, Garff. A letter dated 6th June, 2019, to the Planning Committee from Dr. Henrietta Ewart, Director of Public Health was appended to the report. Members were informed that a lot of existing technology is already 5G (Fifth Generation technology) enabled/ready and that 5G and that several major cities in the United Kingdom are already rolling-out 5G, although it was noted that some places are opposing it. It was confirmed that the Commission did not have Interested Party Status for this planning application. Mrs Quayle queried the choice of a government employee in providing expert opinion of alleged health concerns and indicated more information would be beneficial. General discussion ensued during which members were reminded that Planning does not deal with the technology only the facilitation thereof and of the understanding that the appeal time has expired.

Members were uncertain as to what response should be made or to who - the progress in technology was welcomed and recognised as becoming increasingly important but equally recognised was a need to progress with caution. The Town Clerk informed members that Garff Commissioners had original concerns about "shedding plastic" after the first aerials were erected and advised members that the planning application had completed the statutory process. It was recognised that Ramsey Town Commissioners did not have interested party status but this application would affect Ramsey residents as the location abuts to the town's boundary.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Hankin, and agreed without division, the Planning Committee be informed of the Commission's wish to be granted Interested Party Status in applications, such as this, that abut the town boundary.

It was agreed to copy the request, as a courtesy, to Ms Young who had instigated the petition.

(2019/20:037) Town Clerk's Report - Election and Engagement Policy:

Members considered the Town Clerk's report dated 12th June, 2019, with which was appended an Elections and Engagement Policy presented to the Policy Committee.

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed without division, that the Election and Engagement Policy be adopted, subject to the deletion of the words "The meeting" at the end of clause 6.13

Mr. Hankin queried the use of the Town Hall as a Polling Station for South Ward for recent bye-elections, and was advised that in the case of a contested "General Local Authority Election" in both wards a polling station, probably at St. Paul's Church Hall would be used for South Ward.

(2019/20:038) Town Clerk’s Report - Street Lighting Policy:

Members considered the Town Clerk’s report dated 12th June, 2019, with which was appended a Street Lighting Policy presented to the Policy Committee.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed without division, that the Street Lighting Policy be adopted, subject to the insertion of the word “seasonally” in the second paragraph of Clause 6.1 - the wording now being... “amend these hours seasonally or for special occasions...”

(2019/20:039) Finance Officer General Report:

Resolved: To note and approve the Finance Officer’s General Report dated 13th June, 2019, subject to the following:-

Mr. Cowie queried recycling charges for the Civic Amenity Site and was advised that there should be a “break-even” situation at the year end. Mr. McGuinness drew attention to the increase in rate income over that from the same period last year, with ratepayers taking advantage of the rates discount, noting that this would be reflected in reduced income streams later in the year.

(2019/20:040) Technical Assistant’s Report - Enforcement Actions:


Resolved: To note the Technical Assistant’s report dated 11th June, 2019, advising of successful legal actions brought against in respect of parking offences within Commissioners’ car parks.

Works and Development:

(2019/20:041) Town Clerk’s Report - Area Plan for the North and West - Call for Sites:

Resolved: To note the Town Clerk’s report dated 12th June, 2019, with which was appended Explanatory Notes with regard to the Area Plan for the North and West “Call for Sites”, and by which developers, landowners, et al are invited to inform Government of any land they might wish the Government to consider allocating for a particular purpose within the North and West. The closing date for submissions is noted as being 29th November, 2019.

It was agreed to invite the Planning Officer to meet with the Board to discuss the Northern Area and Plan and include Interested Party Status at the same time.



(2019/20:042) Technical Services Manager's Report - Planning Applications:

Resolved: That the Technical Services Manager's Report dated 3th June, 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: 3634 **AMENDED PLANS**
P.A. NO.: 18/01339/B
APPLICANT: Nick Gallin
PROPOSED: Extension to property in order to accommodate new lifeboat
NOTES: P.A. in Detail
SITE: **R.N.L.I. New Norbury Lifeboat House, Queen's Promenade, Ramsey.**

Mr. Young queried if this application was going to proceed in view of the proposed marina development and was advised that the marina proposal had no bearing on this application - the extension being required to accommodate the new lifeboat. The amendments were noted as being the closure of dormer windows and introduction of roof lights.

REF NO: 3677
P.A. NO.: 19/00511/C
APPLICANT: Bryan Michael Darroch & Kathryn Lee Darroch
PROPOSED: Additional use of residential flat as tourist living accommodation
NOTES: P.A. - Change of Use
SITE: **1, Ascog Hall, Stanley Mount East, Ramsey**

In response to a query members were informed that the Commission had received no letters of objection to the application.

REF NO: 3683
P.A. NO.: 19/00640/B
APPLICANT: Mr. Martyn Murphy
PROPOSED: Erection of a detached dwelling with integral garage and associated vehicular access
NOTES: P.A. in Detail
SITE: **Rydal, Brookfield Crescent, Ramsey.**

In response to a query members were informed that there had been no objections received by the Commission to this application. It was proposed by Mr. Williams, seconded by Mr. Cowie and agreed without division to make no objection to the application.

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

Mr. Williams took the opportunity to thank the Works staff for all their work during T.T. fortnight.

Housing and Property:

(2019/20:043) Housing and Property Manager's Report - Local Authority Housing Managers' Meetings:

Resolved: To note the Housing and Property Manager's Report dated 13th June, 2019, to which was appended 8th May, 2019, to which was appended the Terms of Reference and model agenda for Local Authority Housing Managers' Meetings.

(2019/20:044) Housing and Property Manager's Report - Tenants' Questionnaire:

Resolved: To note the Housing and Property Manager's report dated 14th June, 2019, to which was appended a summary of the responses to the Tenants' Questionnaire issued in April, 2019.

It was noted that car parking is of concern, the increase in the number of cars per family being a factor; anti-social behaviour in the vicinity of the Coronation Park was also noted as being of concern to tenants.

It was suggested that including an item on the provision of play-areas might encourage responses from younger tenants.

Parks and Leisure:

(2019/20:045) Deputy Town Clerk's Report - Ramsey National Week:

Resolved: To note the Deputy Town Clerk's report dated 13th June, 2019, which listed events scheduled to take place during Ramsey National Week - 30th June - 6th July, 2019.

(2019/20:046) Deputy Town Clerk's Report - Sprintfest:

Resolved: To note the Deputy Town Clerk's report dated advising that a de-brief of the 2019 Sprintfest is on-going and suggesting that it might be appropriate to make applications at this stage for road closures for 2020, which could be withdrawn if necessary.

It was further resolved following a proposal by Mr. Parker seconded by Mr. Cowie and agreed without division that road closures be applied for.

Members expressed their congratulations on the success of Sprintfest but presented concerns that had been brought to their attention, namely the loss of parking during the daytime - it was felt some spaces could be used; the need to involve more of the town; and increase in outside catering facilities.



Any Other Business:

(2019/20:047) Representative Reports:

Resolved: To note the Representative Report submitted by Mr. McGuinness with regard to the Northern Local Authorities Swimming Pool Board. Mr. McGuinness referred to the inaction of the DESC in approving capital funding resulting in LED lighting in the pool not being fitted, which Mr. McGuinness contends would have paid for itself over the last three years and asked if the Commission would write to the Department indicating its support that LED lighting be installed.

It was further resolved, following a proposal by Mr. Cowie, seconded by Mrs. Quayle and agreed unanimously that the Department be informed of the Commission's disappointment in this matter.

(2019/20:048) Close Y Chibbyr Ghlass:

Mr. Hankin drew attention to traffic restricting bollards that had been demolished in the vicinity of Close Y Chibbyr Ghlass and advised that there was loose brickwork which was being thrown by children. Mr. Hankin asked that repairs be prioritised by the responsible authority.

(2019/20:049) Cycle Path Former Railway Line:

Members were informed that the Department of Infrastructure has indicated their wish to form a cycle friendly lane on that part of the former Ramsey railway line from Gardeners Lane to Bowing Road/Station Road. The land would be made up but not finished with tar-macadam and may require some degree of street lighting. Members were informed that the lane would abut Lezayre Estate and land owned by the Department of Enterprise who are supportive of the path also going through their land to link with Gladstone Way.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed, the Department be informed of the Commission's support to the proposal. It was noted that discussions will need to be held with regard to any public lighting required.

Members enquired if the cycle path on part of Lezayre Road could be abolished.

The Chairman thanked the media representative and public for attending and closed the public session at 8.23 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.

(2019/20:050) Minutes:

Resolved: To note, for record purposes, that no minutes of the Board Meeting held on 15th May, 2019, were recorded in private.

Matters for Information:

(2019/20:051) Policy Committee:

Resolved: To note and approve the minutes of the Policy Committee held on 22nd May, 2019.

(2019/20:052) Housing Committee:


Resolved: To note and approve the minutes of the Housing Committee held on 11th June, 2019, subject to the following:-

Clause 11d (part) - members were advised of advice received from the Commission's Advocates, that action be progressed based on arrears of rents and also seek greater rental payments to reduce arrears. The Housing and Property Manager informed members that he wished the Housing Committee to consider an alternative approach to resolve the matter. It was agreed that the Housing and Property Manager report further to the July, 2019, Board Meeting.

Clause 11f i Tenant Representative Term of Office - Members were reminded that the terms of appointment of the tenant representative provided for extension of the appointment for two years and thereafter required the invitation of new applications. It was proposed by Mrs. Wedgwood, seconded by Mrs. Quayle and agreed by 9 votes to 1, Mr. Cowie voting against, that the appointment of the current Tenant Representative be extended for a further 2 years

Clause 17 - CCTV - Members were informed that siting CCTV where proposed would not be contrary to GDPR regulations and that the Police were supportive of the proposal

Mrs. Quayle queried transfer arrangements between sheltered and public housing and was informed that any person from sheltered wishing to apply for public housing would be required to apply for an inter- authority transfer or go onto a housing waiting list or arrange a mutual tenancy exchange.



(2019/20:053) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 14th June, 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 and the Technical Services Manager are to meet with an Environmental Health Inspector during the week commencing 24th June and will report further to the July Board meeting.
- **Shoprite Group - Station Road** - A reply to correspondence with regard to the former Boxing Club is awaited.
- **Unightly Premises** - it was agreed to remove this item as it is now included within the Technical Services Manager’s appended report on ruinous buildings.
- **Ramsey North Beach** - the Deputy Town Clerk advised members that prices are being obtained for materials for the proposed raft and retrieval procedures; the Department of Infrastructure is noted as being in agreement in principle to the raft although specific permissions are awaited. It was suggested that funding from “Town Centre” budget might be used with regard to public shelters whilst a decision on Arts Council funding is awaited.
- **TT Events 2019** - Members asked to be provided with a financial breakdown with regard to Sprintfest and then to remove this item from Action Tracker.
- **Vollan / Balladoole Odours** - it was agreed that the matter be discussed with the Environmental Health Inspector (at the same meeting at which Bleak House will be discussed).
- **Ramsey Courthouse** - it was agreed that a meeting with “The Heart of Ramsey” principals be arranged with the full Board.
- **Wallabies Trail** - it was agreed to remove this item from the Action Tracker.
- **Bunscoil Rhumsaa Mosaic** - it was agreed to permit the Mosaic to be sited at St. Paul’s Church during the 2019 Flower Festival.

The Register of Ruinous Property and Unightly Buildings appended to the Action Tracker was noted, subject to the following:-

- **1, Santon Terrace** - Members were informed that the property has been sold and works commenced.

Former Farmers’ Combine Warehouse - members were informed that a decision of the planning application / deregistration of the premises is still pending.

Finance and General Purposes:

(2019/20:054) Town Clerk’s Report - Policy on Substitute Pay:

Members considered the Town Clerk’s report dated 12th June, 2019, to which was appended a Policy Document formalising arrangements for substitution payment to staff.

Resolved: Following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed without division that the Policy be adopted.

(2019/20:055) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's Report dated 13th June, 2019, subject to the following:-

Bank Balances - Members queried the balance currently in the Heating Reserve and were informed that funds have been used recently and it is recognised that the reserve does need to be increased.

Works and Development:

(2019/20:056) Technical Services Manager's Report - Chewing Gum Remover:

Members considered the Technical Services Manager's report dated 11th June, 2019, concerning the acquisition of a chewing gum remover, to be funded from the sale by auction, of extraneous plant and equipment.

It was proposed by Mr. Williams seconded by Mr. Cowie that a chewing gum remover be purchased. Mr. McGuinness asked for further information concerning the life-span of the machine and details of additional costs.

Mr. Parker proposed an amendment, seconded by Mrs. Quayle to defer purchase until further costs are known. The amendment was put to the vote and was defeated by 6 votes to 4, Mrs. Quayle and Messrs' McGuinness, Parker and Young voting for the amendment.


The original proposal to purchase the chewing gum remover was put and was carried by 6 votes to 4, Mrs. Wedgwood and Messrs' Cowie, Hankin, Howard, Monk and Williams voting for the proposal.

(2019/20:057) Technical Services Manager's Report - Christmas Lighting Proposal:

Resolved: To note the Technical Services Manager's report dated 10th June, 2019, included therein were photographs of the style of decorative street lights proposed to be erected for Christmas 2019.

(2019/20:058) Technical Services Manager's Report - Ramsey War Memorial Update:

Resolved: To note the Technical Services Manager's report dated 3rd June, 2019, which detailed short and medium term proposals recommended by the Conservation Officer of Manx National Heritage with regard to the Ramsey War Memorial, and about which further report(s) will be submitted.



(2019/20:059) Housing and Property Manager's Report - Air Sourced Heat Pumps Close Caarjys:

Members considered the Housing and Property Manager's report dated 12th June, 2019, concerning air sourced heat pumps installed, as a trial, at Close Caarjys and the need to replace heating boilers at 17 of the 22 properties comprising that housing estate.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed by 8 votes to 2, Mrs. Quayle and Mr. Hankin voting against, the following actions be taken to progress this matter:-

1. To install air sourced heat pumps, similar to the two already installed, in the remaining seventeen properties at Close Caarjys that require an alternative heating source;
2. To liaise with the MUA on their framework agreement and investigate if they and the Department and Treasury will support Ramsey Town Commissioners utilising the framework agreement rates considering that the MUA have already carried out a tender process;
3. If the framework agreement route proves unsuccessful then seek competitive costs through a standard tender process.

(2019/20:060) Housing and Property Manager's Report - Close Woirrey Development:

Members considered the Housing and Property Manager's report dated 13th June, 2019, concerning future redevelopment at Close Woirrey.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Hankin, that non-committal negotiations be entered into with the contractor. The proposal was carried by 9 votes to 1, Mr. Cowie voting against. Members were informed that the Design Team for Mayfield redevelopment would take part in and endorse any suggestions made in the negotiations and that a Tender Report will be presented to the Board for approval.

Parks and Leisure:

(2019/20:061) Town Clerk's Report - Water Fountains Mooragh Park:

Members considered the Town Clerk's report dated 12th June, 2019, in which an in principle offer to purchase and install two water dispensers within the Mooragh Park, was conveyed. The donator has asked that installation of the dispensers, which have already been ordered, be deferred until such time as they are able to confirm, or otherwise, it proposal.

It was proposed by Mr. Williams seconded by Mr. McGuinness to accept the offer and decide whether or not to install a further two dispensers in the Mooragh Park.

An amendment was put by Mr. Parker, seconded by Mrs. Quayle that we accept the offer and install only two dispensers. Discussion ensued during which members were reminded that locations other than the Mooragh Park had been identified as suitable for the dispensers.

(2019/20:061) Town Clerk's Report - Water Fountains Mooragh Park Cont:

A further amendment was put by Mr. Williams, seconded by Mr. McGuinness and agreed to accept with thanks the offer and if such proceeds to install two further water dispensers at a later date.

It was proposed by Mr. Cowie, seconded by Mr. Williams and agreed to suspend Standing Orders to allow the meeting to continue to its conclusion but no later than 10.30 p.m.

(2019/20:062) Deputy Town Clerk's Report - Christmas Events:

Resolved: That, following a proposal by Mr. Williams, seconded by Mrs. Wedgwood and agreed to approve the events proposed in the Deputy Town Clerk's report dated 13th June, 2019, to be held in the Town during Christmas 2019, including:-
Christmas Lights Switch on - 23rd November - with a format similar to that of 2018;
Festival of Trees and Carols at the Courthouse.

The Deputy Town Clerk will report further as arrangement are confirmed.

(2019/20:063) Deputy Town Clerk's Report - Manx Radio Broadcast - Late Lunch at the Courthouse:

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Hankin and agreed (by 9 votes - Mr. Howard not being in the room) that Manx Radio be permitted to broadcast their "Late Lunch" programme from the Courthouse on 6th September, 2019.

It was noted from the Deputy Town Clerk's report, dated 13th June, 2019, in which the request is conveyed, that guests for the programme are to be agreed with the local authority. Members felt the venue fitting in view of the final commemoration of loss of the Great War which will take place on 11th September, 2019.

Any Other Business:

(2019/20:064) Payment of Attendance Allowances:

The Finance Officer circulated a pro-forma to facilitate the payment of members' attendance allowances by BACS rather than cheque - unless members choose otherwise.

(2019/20:065) Reminder - Special Board Meeting with Police:

The Deputy Town Clerk took the opportunity to remind members that a Special Meeting has been scheduled for Thursday, 11th July, 2019, to which Police Superintendent Maddocks has been invited to attend.



(2019/20:066) Proposed Development 10 and 11 West Quay:

Mr. Williams advised that the contractor redeveloping 10 and 11 West Quay has requested the Board's views on proposals to redevelop the site. Members noted that the site is within the Conservation Area and were advised that any proposals would still come to the Board as part of the planning procedure.

Members raised no objection to the proposal to demolish and redevelop with flats and garages.

Matters of Establishment:

(2019/20:067) Minutes Establishment Committee:

Resolved: To note and approve the Minutes of the meetings of the Establishment Committee held on 8th May and 11th June, 2019.

The meeting closed at 10.07 p.m. giving a time of 3 ½ hours for the payment of attendance allowances.



Chairman.