

**RAMSEY TOWN COMMISSIONERS**

**[ PUBLIC ]**

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 17<sup>th</sup> July, 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 and W. G. Young.

**Apologies:** Messrs' Canon N. D. Greenwood, A. J. Oldham and F. B. R. Williams.

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

**(2019/20:068) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 19<sup>th</sup> June, 2019, be confirmed and signed by the Chairman.

**(2019/20:069) Matters Arising:**

There were no matters arising raised.

**Finance and General Purposes:**

**(2019/20:070) Deputy Town Clerk's Report - Parking and Town Branding:**

Resolved: To note the Deputy Town Clerk's report dated 12<sup>th</sup> July, 2019, advising that the STEP student has commenced work on the parking study, and advising of a preliminary meeting to be scheduled for 2<sup>nd</sup> September to discuss Town Branding.

**(2019/20:071) Deputy Town Clerk's Report - Record Retention Policy:**

It was noted that due to technical problems it had not been possible to circulate paper copies of the policy document.

Resolved: Following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed, to defer consideration of the Deputy Town Clerk's report dated 11<sup>th</sup> July, 2019, concerning the Record Retention Policy to the August 2019 meeting.

**(2019/20:072) Finance Officer General Report:**

Resolved: To note and approve the Finance Officer's General Report dated 11<sup>th</sup> July, 2019, subject to the following:-

**Accounts** - the use of Gray Law Advocates with relation to parking offences was explained.



**(2019/20:072) Finance Officer General Report Continued:**

**Summary of Revenue Income and Expenditure:-**

The Finance Officer undertook to compare street lighting costs to those for the same period in 2018;

The increase in expenditure for Ramsey and Northern Districts Housing Committee was queried - it was noted that staff cover had been provided during staff absences and that income had also increased as costs were recovered.

**Works and Development:**

**(2019/20:073) Town Clerk's Report - Planning Consultations:**

Resolved: To note the Town Clerk's report dated 11<sup>th</sup> July, 2019, concerning the requested Special Board Meeting with the Planning Officer, scheduled to take place on Monday, 29<sup>th</sup> July, 2019, at 7.00 p.m. and not 31<sup>st</sup> July 2019, as detailed within the report. The Chairman conveyed his apologies for attendance at this meeting.

**(2019/20:074) Technical Services Manager's Report - Planning Applications:**

Resolved: That the Technical Services Manager's Report dated 11<sup>th</sup> July, 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>1a, Gladstone Park, Ramsey.</b>	

Members noted that the amendment reflected in the application now being for the preparation, storage and distribution of food and retail and removed any café reference. Concern was expressed that allowing retain could set a precedent in an area zoned industrial. Concerns were also expressed about the possibility of the site expanding for retail use and about parking provision adjacent to a residential area.

A proposal by Mr. Hankin that consideration of the application be deferred, pending receipt of further information on the retail proposals, did not receive a seconder.

It was proposed by Mr. Parker seconded by Mr. Howard that an objection be made on the grounds that the area is zoned industrial. The proposal was defeated by 5 votes to 4 - Mr. Cowie and Mr. McGuinness voting with the proposer and seconder.



**(2019/20:074) Technical Services Manager's Report - Planning Applications  
Cont:**

Mr. Young proposed and Mrs. Quayle seconded that the Commission's objection be withdrawn subject to the amended plans, as now presented, being progressed. This proposal was carried by 5 votes to 4 - Messrs. Cowie, Howard, McGuinness and Parker voting against.

The Town Clerk explained that should proposed changes to Permitted Development Orders be progressed change of use of the nature proposed may not require planning approval.

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

**Housing and Property:**

**(2019/20:075) Housing and Property Manager's Report - Cronk Elfin  
Refurbishment:**

Members considered the Housing and Property Manager's report dated 9<sup>th</sup> July, 2019, concerning the petition submitted in respect of fees for the Cronk Elfin Refurbishment programme and advising of the minimum sum required for such petitions.

Resolved: That, following a proposal by Mrs. Wedgwood, seconded by Mrs. Quayle, a petition for borrowing powers in the sum of £50,000 repayable over 30 years be submitted. The difference between the fees and the amount to be sought will be held by the Commission and offset against further capital expenditure on this scheme.

**Any Other Business:**

**(2019/20:076) Mountain Road Closure:**

Members were informed that the Department of Infrastructure has sought the Commission's views on proposals to close the Mountain Road on 7<sup>th</sup> and 8<sup>th</sup> August, 2019, to facilities preparation, including hedge and verge trimming in advance of the Festival of Motorcycling. The closures will be in two phases and occur between 9 a.m. and 4.30 p.m. each day.

Resolved: That the Department be informed that the Commission has no objection to the closures and they be thanked for giving more notice than usual and ensuring that no over-night closure occurs. It was suggested that two teams of workmen be used to reduce the closure to one day.

**(2019/20:077) 5G Aware:**

The Town Clerk informed members that "5G Aware IOM" has arranged a public meeting to be held at the Town Hall on 18<sup>th</sup> July, 2019, from 6.00 p.m. and to which members were invited to attend.

**(2019/20:078) Ramsey Courthouse:**

Mr. Hankin sought clarification with regard to a radio interview, given by Ms. G. Revell with regard to Ramsey Courthouse in which it has been indicated that THOR proposals would affect the area immediately outside the Courthouse building.

It was confirmed that THOR involvement refers to the building and the rear yard only, and agreed that THOR be advised to ensure the accuracy of any statements made in their name.

The Chairman thanked the media representative and public for attending and closed the public session at 7.35 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.

The Chairman indicated that he wished to vary the agenda order and consider the Town Clerk's Report concerning Bleak House prior to matters of Finance. This was agreed.

**(2019/20:079) Minutes:**

Resolved: To note, for record purposes, that no minutes of the Board Meeting held on 19<sup>th</sup> June, 2019, were recorded in private.

**Matters for Information:**

**(2019/20:080) Housing Committee:**

Resolved: To note and approve the minutes of the Housing Committee held on 2<sup>nd</sup> and 9<sup>th</sup> July, 2019, subject to the following:-

*Clause 20bi* - members queried problems, particularly delays, known to have occurred and why no reference was made thereto in the Committee's minutes.

*Clause 20b iii* - members were advised that the Petition for borrowing powers has now been approved but a delay may be inevitable.

*Clause 22a* - members queried whether any points deduction had been made for a refusal of tenancy and were advised that points deductions applied for housing waiting list rather than transfer of tenancy.

*Clause 26a* - members considered the Housing and Property Manager's report dated 14<sup>th</sup> July, 2019, - considerable discussion ensued with regard to down-sizing it was agreed, following a proposal by Mr. McGuinness, seconded by Mrs. Quayle that the Housing and Property Manager engage in discussion with the tenant but with no preposition of any tenancy transfer and the situation be monitored closely.

**(2019/20:081) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 12<sup>th</sup> July, 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:-

- **Shoprite Group - Station Road** - Proposed by Mr. Parker, seconded by Mr. Cowie and agreed that a Section 24 Notice be served in respect of the former Boxing Club premises.
- **War Memorial** - it was agreed to include repairs and renovation as part of the 2020/21 budget process.
- **Ramsey North Beach** – Mr. Young wished his opposition to the siting of a raft on the North beach to be recorded. It was agreed to progress distance markers “in-house” after consultation with the Northern Athletics Club. Planning consent is awaited with regard to other proposals.
- **TT Events 2019 Sprintfest** – reference was made to the closure for parking of the Market Square – a request being made that consideration be given to providing some form of recreational facilities if future all-day closures, prior to evening events are considered. A report will be presented to the August Board Meeting.
- **RTC Email** – to be removed from list.
- **Bunscoil Rhumsaa Mosaic** – one quotation has been received a second is being sought and it is hoped to report further to the August Board meeting.

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

- **Auldyn House** – The Technical Services Manager was asked to discuss this with the owners again and also ask that openings, allowing pigeon ingress to be sealed.
- **Former “Wooden Indian” Queen’s Promenade** - Members that the Technical Services Manager had been in contact with Environmental Health and the Planners. It was agreed to seek demolition within 48 hours when permitted or Court proceedings be instigated. Mrs. Quayle asked if the art work could be rescued? It was agreed that Ramsey Grammar School be asked – it was noted that it there might be asbestos in the building which would cause problems with this suggestion.
- **Britannia Hotel** - the Deputy Town Clerk was requested to discuss this further with brewery representatives.

**Works and Development:**

**(2019/20:082) Town Clerk’s Report - Bleak House:**

Members considered the Town Clerk’s report dated 11<sup>th</sup> July, 2019, submitted following his meeting with Environmental Health Inspectorate representatives. The report summarised the current situation with regard to ownership and the history. Attention was drawn to a judgement given by the High Bailiff and reference made by Deemster Doyle at the same time.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed without division, that Section 24 Notices in terms of the Building Control Act, 1991, be served on the leasehold and freehold parties.

**Finance and General Purposes:**

**(2019/20:083) Town Clerk's Report - Land at Mooragh Estate:**

Members considered the Town Clerk's report dated 11<sup>th</sup> July, 2019, concerning a request to make land available on the Peveril Plot.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed by 8 votes to 1, Mrs. Quayle voting against, that the enquirer be informed that the Commission regret it is not able to discuss the request at the present time.

**(2019/20:084) Town Clerk's Report - Ramsey Courthouse:**

Members considered the Town Clerk's report dated 11<sup>th</sup> July, 2019, concern plans submitted by "The Heart of Ramsey" [THOR] in respect of the interior and rear courtyard of Ramsey Courthouse.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mrs. Quayle and Agreed by 8 votes to 1, Mr. Hankin voting against that a planning application be submitted.

**(2019/20:085) Deputy Town Clerk's Report - Policing:**

Resolved: To note the Deputy Town Clerk report dated 12<sup>th</sup> July, 2019, which summarised matters discussed with the Police Superintendent Stephen Maddocks at a meeting held on 11<sup>th</sup> July.

**(2019/20:086) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's Report dated 11<sup>th</sup> July, 2019, subject to the following:-

***Estimates and Revenue Expenditure*** - Members queried the cost of vehicle repairs and were informed that figures for "Sprintfest" were still shown as gross.

***Rent Arrears*** - members queried the arrears owned by the tenant listed 17<sup>th</sup> on the list and were informed that correspondence will be addressed to this tenant - the Finance Officer was requested to determine if previous correspondence had been sent in view of the amount owed.

**Housing and Property:**

**(2019/20:087) Housing and Property Manager's Report - Mart Site - Residential Development:**

Members considered the Housing and Property Manager's report dated 9<sup>th</sup> July, 2019, and advice received from Mr. Brett Woods, Head of Commercial Public Estates and Housing Division, Department of Infrastructure, with regard to a request made by Chrystals Estate Agents, that the Commissioners consider acquiring the former Mart Site to develop public housing.

It was agreed to seek further advice and obtain a quotation for architectural "sketches" to determine the number of properties, meeting the size requirements for public sector housing and including adequate parking provision. The Town Clerk was requested to discuss the matter further with the Department and report back.

Mr. Young expressed the view that access to properties should be via Bowring Road.

**Parks and Leisure:**

**(2019/20:088) Town Clerk's Report - Ramsey Library:**

Members considered the Town Clerk's report dated 11<sup>th</sup> July, 2019, with appended Strategic Review with regard to Ramsey Town Library.

Discussion ensued during which the Town Clerk advised members that any plans would need to be discussed with the Library staff. The Chairman queried how members wished to take the matter forward. Mr. Hankin suggested that the Policy Committee meet with the Library Staff. Mr. McGuinness stated that the Commission had been down that road and the policy needs to be implemented.

The Town Clerk queried if the document presented was for comment or was "defacto". Mr. McGuinness commented that it is a true review and proposed that the document be finalised and presented for adoption at the August meeting and then be published as a Policy. The proposal was seconded by Mrs. Quayle and agreed without division.

**(2019/20:089) Town Clerk's Report - Advertising Public Toilets Market Square & Deputy Town Clerk's Report - Arts Council - Public Art Creative Toilet:**

Members considered the Town Clerk's report dated 11<sup>th</sup> July, 2019, and the Deputy Town Clerk's Report of the same date in conjunction.

It was proposed by Mr. Hankin seconded by Mr. Howard that the Isle of Man Arts Council be permitted to install a Creative Toilets Project at the Market Place. The proposal was carried by 8 votes to 1, Mr. Young voting against. Members then discussed the theme - Mr. McGuinness suggesting a "Ramsey / Aquatic / Marine" general theme but not restricting the medium. This was agreeable to all except Mrs. Quayle,

**(2019/20:089) Reports - Art / Advertising Market Square Toilets Continued:**

Members then considered the Town Clerk's report and following a proposal by Mr. Cowie seconded by Mr. McGuinness it was agreed by 8 votes to 1, Mrs. Quayle voting against, to inform the tenant of Ramsey Bowling Club that the Commission is not prepared to permit advertising on the outside panel of the toilet block at the present time in view of the proposals involving the Isle of Man Arts Council.

**(2019/20:090) Deputy Town Clerk's Report - Arts Council - Public Art Shelters:**

Members considered the Deputy Town Clerk's report dated 11th July, 2019, concerning the installation of art work in public shelters on the Mooragh Promenade and suggesting that funding for single shelter initially be used from the "Town Centre Management" budget. Mr McGuinness opined that it should be possible to progress a full application at this time utilising local artists, Mr. McGuinness indicated that there are various decisions to be made including:

- a theme - he commended using Ramsey and the Sea (as agreed in Clause 089)
- identifying and then approaching artists
- approaching the school(s) and commending one of the five shelters on a rotation basis
- making a submission to the October meeting of the Arts Council for assistance

Mr McGuinness felt that the art should be applied directly to the shelters and it be accepted that the shelters would be redesigned on a rotational basis.

Resolved: That following a proposal by Mr. McGuinness seconded by Mrs. Quayle and agreed that the Commission progress art work within the shelters 4 by artists 1 by school using a Ramsey/Sea-life theme. It was recognised that an idea of costs needs to be given priority to enable a submission to be made to the Arts Council.

**(2019/20:091) Technical Services Manager's Report - Mooragh Park Green Flag Award:**

Resolved: To note the Technical Services Manager's report dated 11<sup>th</sup> July, 2019, advising that the results of the Green Flag application in respect of the Mooragh Park would be made known on 18<sup>th</sup> July, 2019.

Members were informed that a media release would be made on 18<sup>th</sup> July advising that the Mooragh Park has been awarded Green Flag status. Members were delighted to learn of the success and agreed it be built upon.

**Any Other Business:**

**(2019/20:092) Chewing Gum Remover:**

Mr. Parker queried the acquisition of the chewing gum remover and was advised that the queries raised had been answered and the remover purchased in accordance with the resolution passed in June, 2019.

**Matters of Establishment:**

**(2019/20:093) Minutes Establishment Committee:**

Resolved: To note and approve the Minutes of the meetings of the Establishment Committee held on 11<sup>th</sup> July, 2019.

The meeting closed at 9.58 p.m. giving a time of 3 hours for the payment of attendance allowances.

  
Chairman.