

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 16th October, 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: Rev Canon N. D. Greenwood. Mr. A. J. Oldham has been granted leave of absence.

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

(2019/20:159) Minutes:

Resolved: That the Minutes of the Board Meeting held on 18th September, 2019, and the Special Board Meeting held on 7th October, 2019, be confirmed and signed by the Chairman.

(2019/20:160) Appointment - Isle of Man Municipal Association:

The Chairman invited nominations to fill the vacancy as the Commissioners representative on the Isle of Man Municipal Association, as Mr. Howard finds himself unable to attend their meetings.

It was proposed by Mr. Parker that Mr. McGuinness be appointed. The nomination was seconded by Mr. Cowie. There were no further nominations. Mr. McGuinness accepted nomination and was duly declared elected.

(2019/20:161) Matters Arising:

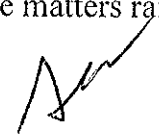
There were no matters arising.

(2019/20:162) Chairman's Report:

Resolved: To note the Chairman's report dated 11th October, 2019, subject to the following:-

Annual Civic Service of Remembrance: Mr. Hankin informed members that the Lord Bishop has vetoed use of St. Paul's Church for the Royal British Legion's evening service on Remembrance Sunday and advised that an alternative venue is being investigated. Mrs. Wedgwood advised that the Rev. Ms Mather, the RBL Padre is raising the matter with the Diocese's Archdeacon.

Meet and Greet - the Deputy Town Clerk advised on progress on those matters raised at the meet and greet.



Finance and General Purposes:

(2019/20:163) Town Clerk's Report - Local Authority Elections 2020

Resolved: To note the Town Clerk's report dated 12th October, 2019, confirming the date of the Local Authority (General) Election as Thursday, 23rd April, 2020. Members welcomed that the Town was giving advance notice of the date and thereby bringing the Election into the public forum.

(2019/20:164) Finance Officer General Report:

Resolved: To note and approve the Finance Officer's General Report dated 9th October, 2019, subject to the following:

Audit and Financial Statements for the year ended 31st March, 2019: It was proposed by Mr. McGuinness, seconded by Mr. Williams that the draft financial statements for the year ended 31st March, 2019, be approved and the Chairman and Finance Officer (as Responsible Finance Officer) be authorised to sign them and the associated Letter of Representation on completion of the audit process. The Finance Officer informed members that the auditors are completing a final review of the financial statements but no changes are envisaged.

Mrs. Wedgwood queried the statements as compared with the budget and asked if the Board had been realistic in their budgeting? Members were advised by the Finance Officer that the statements are prepared on an accruals basis and that he would be pleased to go through the statements in details with any members if they so wished.

The Lead Member took the opportunity to remind members that the Commission will very soon be commencing the budget process for next year and the Board will need to be fully prepared to commence discussion in December.

Works and Development:

(2019/20:165) Town Clerk's Report - Postal Address New Development:

Resolved: To note and approve the Town Clerk's report dated 12th October, 2019, advising of the request made by Libran Limited to have the postal addresses 1 and 2 Eastfield Gardens, Bride Road, Ramsey, for properties developed on the site of the former "Eastfield," Bride Road.



(2019/20:166) Town Clerk's Report - Sea and Flood Defences:

Members considered the Town Clerk's report dated 8th October, 2019, concerning recent flooding incidents in Ramsey due to high tides and adverse weather conditions. The report included details of a National Strategy on Sea Defences, Flooding and Coastal Erosion received and approved by Tynwald Court (GD No. 2016/0044 refers).

Resolved: That, following a proposal by Mr. Williams, seconded by McGuinness, and agreed that an update on progress in this matter be sought from the Department of Infrastructure.

Members queried if the areas at high risk in Ramsey, included as an appendix to the report, included the Mooragh and Queen's Promenades; the Deputy Town Clerk advised that was the case.

(2019/20:167) Technical Services Manager's Report - Planning Applications:

Resolved: That the Technical Services Manager's Report dated 10th October, 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: 3711
P.A. NO.: 19/01023/B
APPLICANT: Mr. & Mrs. Billington
PROPOSED: Erection of detached dwelling with garage and associated access
NOTES: P.A. in Detail
SITE: **69, Claghbane Drive, Ramsey.**

Mr. McGuinness queried if the proposals might be considered over-development and was advised that such decision would be made by the Planning Committee. It was proposed by Mr. Williams, seconded by Mr. Parker and agreed by 9 votes to 1, Mrs. Quayle voting against, that no objection be made to the application.

REF NO: 3715
P.A. NO.: 19/01069/B
APPLICANT: Bravo Homes Limited
PROPOSED: Erection of a building to provide ground floor retail (Class 1) and first and second floor offices (Class 4)
NOTES: P.A. in Detail
SITE: **Market Hill Plot, College Street, Ramsey.**

Mr. Young queried parking provision and was advised that it was considered adequate in the area. It was proposed by Mr. Williams, seconded by Mr. Hankin and agreed that no objection be made to the application.

(2019/20:168) Technical Services Manager's Report - Balladoole Odour Control:

Resolved: To note the Technical Services Manager's report dated 23rd September, 2019, concerning the on-going problem with odour control from the Balladoole Sewage Treatment Plan and the MUA's comments that it is hoped to have a long term solution in place for Spring 2020.

It was further resolved, following a proposal by Mr. Williams seconded by Mr. McGuinness and agreed, that the MUA be informed of the Commission's disappointment that it has taken 12 months to get to this stage and to ask if a firm date can be given for the proposed long term solution.

Any Other Business:

(2019/20:169) Matter raised by Public:

Attention was attention to one matter raised by the public for discussion; namely Public Sector Rent Debt.

It was proposed by Mr. Cowie, seconded by Mr. McGuinness and agreed that the matters be discussed at this meeting in public and in so doing referred to the information report provided to Members by the Housing and Property Manager.

It was further proposed by Mr. McGuinness, seconded by Mr. Parker and agreed that a copy of the information report be made public and a copy provided to Mr. Caine, who raised the matter. A copy was also provided to Mrs. Woolley, the press representative in attendance.

(2019/20:170) Representative Report:

Resolved: To note a Representative Report submitted by Mr. Cowie with regard to his attendance at a recent meeting of the Isle of Man Municipal Association.

(2019/20:171) De-Registration Former Farmers Combine Premises West Quay:

The Deputy Town Clerk informed members that the application to de-register the former Farmers Combine premises at West Quay, as a Registered Building, had been approved.

(2019/20:172) Ramsey Transport Interchange:

Mr. Hankin referred to radio reporting concerning the Ramsey Transport Interchange and proposed that the Minister be invited to meet the Board to give clarification and discuss the current status thereof with the Commission. The proposal was seconded by Mr. Young and carried.

Mr. Cowie declared an interest and did not vote.

The Chairman thanked the media representative and public for attending and closed the public session at 7.42 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.

(2019/20:173) Minutes:

Resolved: To note, for record purposes, that no minutes of the Board Meeting held on 18th September, 2019, or the Special Board Meeting held on 7th October, 2019, were recorded in private.

Matters for Information:

(2019/20:174) Housing Committee:

Resolved: To note and approve the minutes of the Housing Committee held on 1st October, 2019, subject to the following:-

Clause 48ai - Mr. Hankin referred to the problem raised within the clause and was advised that confirmation is awaited that no problem exists. The Housing and Property Manager advised that an update on the programme is awaited, which it is hoped to present to the next meeting of the Housing Committee.

(2019/20:175) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 10th October, 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** - a timescale is awaited with regard to the Demolition Directive applied for by Shoprite in respect of the former Boxing Club.
- **War Memorial** - general comment was made with regard to the Annual Civic Service of Remembrance in that it was requested that some of the speakers be turned to allow all-round amplification; and a reminder given about the routine pre-service clean-up.
- **Ramsey North Beach** - Mr. Hankin queried the proposed siting of beach huts in view of the possibility of structural damage by over-lapping seas. Mr. Hankin was advised that the beach huts would be removed during the winter and it is hoped that concerns would be addressed in the enquiries to be made about flooding/sea defences.
- **TT Event 2020** - it was agreed that enquiry be made to determine whether the Red Arrows would be able to perform over Ramsey Bay.
- **Parking** - report to be presented in December, 2019.
- **Town Branding** - a report is awaited.
- **Bunscoill Rhumsaa Mosaic** - Mr. Hankin proposed that the mosaic be moved to the Courthouse during the week commencing 4th November and displayed on Remembrance Sunday, the proposal was seconded by Mrs. Wedgwood. An amendment was proposed by Mr. Parker that the Royal British Legion decide on the prior location of the mosaic, Mr. Hankin seconded the amendment which was carried.
- **“Toilet Art”** - the Deputy Town Clerk informed members that the Isle of Man Arts Council have brought forward their consideration of this matter and it is hoped the scheme can be progressed in early January.

(2019/20:175) On-Going Matters “Action Tracker”: continued

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

- *Water Street - Boundary Wall* – Members expressed concern at the loss of parking spaces
- *Old Boxing Club* - a proposed by Mr. Parker that the Commission support the proposal for demolition of the former Boxing Club at the junction of Bircham/Gladstone Avenues was agreed.
- *62 Greenlands Avenue* - Environmental Health are involved with the Commission with regard to the property - it is hoped that a Notice will be served in the near future.

Finance and General Purposes:

(2019/20:176) Town Clerk’s Report - Rates Arrears:

Members considered the Town Clerk’s report dated 10th October, 2019, with appended list of rate arrears (excluding the current year where payments are being undertaken by direct debit). Members noted particularly that Treasury Rates Section was considering a policy to cover aspects of debt collection.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Williams that the Commission suggest a policy of a rolling attack on the 10 oldest and 10 largest rate debts. The proposal was carried.

(2019/20:177) Deputy Town Clerk’s Report - EVF Licensing:

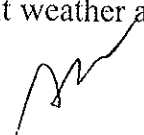
Members considered the Deputy Town Clerk’s report dated 9th October, 2019, about the approach made by Eilan Vannin Fuels concerning the sale of alcohol.

Mr. McGuinness proposed that the Commission raise no objection to the wish to extend the hours during which alcohol can be sold, to bring the Ramsey store in-line with others around the Island, namely from 6.30 a.m. until 10.30 p.m.. (The Ramsey shop can currently sell alcohol between 8 a.m. and 10 p.m.). The proposal was seconded by Mr. Williams.

An amendment was put by Mr. Cowie seconded by Mr. Hankin that the hours be 8 a.m. until 10.30 p.m. The amendment was carried by 6 votes to 4, Mrs. Quayle and Messrs’ McGuinness, Parker and Williams voting against..

(2019/20:178) Deputy Town Clerk’s Report - Ramsey Courthouse:

Members considered the Deputy Town Clerk’s report dated 9th October, 2019, concerning use of the Courthouse. Members noted concerns raised about the lack of furnishings and Mrs. Wedgwood was authorised to enter into negotiations about second-hand furnishing she felt might be suitable. Comment was also made about Farmers’ Markets not being able to access inside the premises when exhibitions are taking place and that this would be problematic during seasonal inclement weather and in view of the market paying for its use, whereas exhibitions do not.



(2019/20:178) Deputy Town Clerk's Report - Ramsey Courthouse Continued:

Members' noted an outstanding hire fee. It was proposed by Mr. Parker seconded by Mrs. Wedgwood that the fee be waived.

Members sought clarification to the debt and noted that it totalled £440. An amendment was proposed by Mr. Cowie, seconded by Mrs. Quayle that any periods of grace afforded to other long term users vacating the premises be investigated and a formula agreed to possibly reduce the debt. The amendment was agreed.

(2019/20:179) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's Report dated 9th October, 2019, subject to the following:-

Estimates and Revenue Expenditure - in response to an enquiry members were informed that fuel oil costs detailed were for six months. The Finance Officer as requested to investigate costs associated with Town centre floral displays.

Aged Debtors - Mr. Young referred to specific debt and asked if certain information could be obtained. Mr. Young was formed that the debtor had recently passed away and matters were being progressed by Advocates and it is understood the Estate is still being wound-up. The information Mr. Young is seeking would be available through the General Registry in due course.

Works and Development:

(2019/20:180) Technical Services Manager's Report - Station Road Car Park:

Members considered the Technical Services Manager's report dated 4th October, 2019, concerning Station Road Car Park and on-going issues with its surface.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. Cowie, and agreed, that the Technical Services Manager obtain costs for a full survey to facilitate the submission of a business case for works to the car park to be presented during the budget setting process.

(2019/20:181) Technical Services Manager's Report - Street Light Columns:

Members considered the Technical Services Manager's report dated 9th October, 2019, concerning an approach made by MUA to local authorities with regard to undertaking non-destructive testing on street lighting columns.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mrs. Wedgwood and agreed that a firm quotation be obtained for testing high risk street lighting columns.

(2019/20:181) Technical Services Manager's Report - Street Light Columns Continued:

It was further resolved, following a proposal by Mr. Williams, seconded by Mr. Parker and agreed that the MUA be asked to qualify any financial benefit that might result in the Commission using black street lighting columns, rather than the Town's preferred colour cobalt blue and that the authority be asked to indicate when they will complete painting of the top of lights in Parliament Street.

(2019/20:182) Technical Services Manager's Report - Wall at Water Street Car Park:

Members considered the Technical Services Manager's report dated 23rd September, 2019, concerning the boundary wall of the Commission's car park at Water Street. It was noted that any ultimate action would need to be agreed with other parties.

It was proposed by Mr Parker seconded by Mr. Hankin that costings be obtained to strengthen the wall. An amendment was proposed by Mr. Williams, seconded by Mr. Hankin that in addition to obtaining costings the condition of the wall continue to be monitored. The amendment was agreed.

Housing and Property:

(2019/20:183) Town Clerk's Report - Houses at Bircham Avenue:

Members considered the Town Clerk's report dated 12th October, 2019, concerning the Commission's properties at Bircham Avenue and detailing the occupancy demographic and also expenditure on repairs and maintenance to the 9 properties. Members considered various options available to them in regard to the long term future of the properties.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. McGuinness that the properties be demolished and the site redeveloped. The proposal was carried by 9 votes to 1, Mr. Cowie voting against.

Members were informed that this would require a scheme to be submitted to Government for approval, not least for funding, and would in all probability take about 5 years to progress.



(2019/20:184) Housing and Property Manager's Report - Mart Site:

Members considered the Housing and Property Manager's report dated 9th October, 2019, to which was appended a fee proposal for the provision of local authority housing on the former Mart Site. The Housing and Property Manager informed members that the Department has now indicated its support to funding for fees coming from Capital Projects. No proposal was initially forthcoming from members.

Mr. Parker returned to this clause as he felt that it warranted further consideration.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Hankin that subject to formal confirmation the fee proposal be accepted and a site feasibility exercise be progressed. The proposal was carried by 8 votes to 2, Messrs' Cowie and Young voting against.

Parks and Leisure:

(2019/20:185) Deputy Town Clerk's Report - 6 Days in Mann Event:

Members considered the Deputy Town Clerk's report dated 9th October, 2019, advising of a proposed 6 day/night event to be held between 24th - 30th October, 2020. It was noted that the organisers wish to stage the event in and around the Mooragh Park and also seek the some logistical support from the Commission to the event. The organisers have given assurances that there will be minimal environmental impact and minimal impact on residents, the Park Hotel, Rugby Club and park users.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed, the Commission support the event.

(2019/20:186) Deputy Town Clerk's Report - British National Enduro Round 2020:

Members considered the Deputy Town Clerk's report dated 9th October, 2019, advising of the possibility of a round of the British National Enduro taking place on the Island I 2020, over the weekend 1st/2nd August. The organisers wish to use Ramsey Rugby Club as their headquarters and seek the permission of the Commissioners to use areas of the Mooragh Estate for elements of the event as well as seeking some logistical support.

Resolved: That, following a proposal by Mr. Hankin, seconded by Mr. Williams and agreed, the Commission support the event.

(2019/20:187) Deputy Town Clerk's Report - New Events 2020:

Members considered the Deputy Town Clerk's report dated 9th October, 2019, advising of two new events (Food and Drink, and Car / Bike themed) in Ramsey which it is hoped can be staged in 2020, and for which the Commission's support is sought.

It was noted that the food and drink event is suggested for Easter 2020 and Mr. Cowie queried if there was any clash of events. The Deputy Town Clerk advised that Shennaghys Jiu festival would be taking place but was unaware of any other events in the Town.

Resolved: That, following a proposal by Mr. Hankin, seconded by Mr. Williams, agreed the Commission support the events.

It was proposed by Mr. Cowie, seconded by Mr Parker and agreed by 9 votes to 1, that Standing Orders be suspended to allow the meeting to continue to its conclusion. Mrs. Wedgwood voted against.

Any Other Business:

(2019/20:188) Festive Lighting:

Members were informed that the festive lighting had been detained in customs and now has a delivery date in the latter part of November.

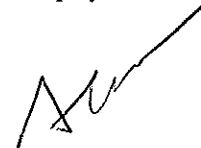
Matters of Establishment:

(2019/20:189) Minutes Establishment Committee:

Resolved: To note and approve the Minutes of the meetings of the Establishment Committee held on 7th October, 2019, subject to the following:-

Town Library - Mr. Hankin referred to the changes to staffing within the Library and commended the staff for coping, although it was noted there were difficulties at times when the library is very busy.

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



Chairman.