

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 20th November, 2019, at 7.00 p.m.

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

Apologies: Messrs' J. McGuinness and G. Monk. Mr. N. Howard was not present.

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

(2019/20:190) Minutes:

Resolved: That the Minutes of the Board Meeting held on 16th October, 2019, be confirmed and signed by the Chairman.

(2019/20:191) Matters Arising:

There were no matters arising.

(2019/20:192) Chairman's Report:

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

Annual Civic Service of Remembrance: Mr. Cowie reiterated his thanks to all concerned in ensuring the Acts of Remembrance in Ramsey were suitably commemorated. Mr. Oldham sought confirmation from members that everyone was happy with the new wreath laying arrangement, which they were.

Annual Fireworks Display: Mr. Cowie also reiterated his thanks to all concerned in the success of the Fireworks Display and associated entertainment.

Finance and General Purposes:

(2019/20:193) Town Clerk's Report - Consultation No Fault Divorce:

Resolved: To note the Town Clerk's report dated 11th November, 2019, concerning the consultation on No Fault Divorce, arising from the Private Members Bill introduced by Ms Daphne Caine, M.H.K.

It was further resolved following a proposal by Mr. Parker, seconded by Mr. Hankin and agreed that the consultation is more fitting to individual response and therefore any member wishing to do so respond in a personal capacity.



(2019/20:194) Deputy Town Clerk’s Report - Bunscoill Rhumsaa Community Open Afternoon:

Resolved: To note the Deputy Town Clerk’s report dated 13th November, 2019, concerning the community afternoon organised at Bunscoill Rhumsaa, at which the Ramsey Town Commissioners had a stall, outlining the services provided.

(2019/20:195) Deputy Town Clerk’s Report - SS Ellan Vannin Memorial Service:

Resolved: To note the Deputy Town Clerk’s report dated 13th November, 2019, advising that a short memorial service will be held to mark the 110th anniversary of the loss of SS Ellan Vannin on 3rd December at Ramsey Quayside and, in the case of inclement weather, in Our Lady Star of the Sea and St. Maughold’s Church.

(2019/20:196) Finance Officer General Report:

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

Accounts: a query with regard to a payment to “T.C.Q. Ltd.,” was noted as being for works associated with the installation of drinking fountains.

Audit and Financial Statements for the year ended 31st March, 2019: Mr. Parker thanked the Finance Officer for all his work in preparation of the year end accounts for the year ended 31st March, 2019, which have now been signed. Mr. Cowie reiterated Mr. Parker’s thanks.

Works and Development:

(2019/20:197) Town Clerk’s Report - Adoption of Public Open Space Traie Twoie:

Members considered the Town Clerk’s report dated 12th November, 2019, concerning the acquisition of public open space in terms of Section 25 of the Local Government Act, 1985, at Traie Twoie. Members were informed that the Consultants and Environmental Health were satisfied that the site was clear of any contaminates, based on its historic use.

The Town Clerk informed members that he wished to seek clarification about parking spaces adjacent to “Murdoch House” prior to the submission of the necessary petition for the acquisition of the land, for nominal consideration.

Resolved: That, following a proposal by Mr Oldham, seconded by Mr. Williams and agreed that the Town Clerk seek the clarification needed to progress this matter.



(2019/20:198) Town Clerk’s Report - Energy from Waste Facility - Gate Charges:

Resolved: To note the Town Clerk’s report dated 12th November, 2019, advising of the increased charge applied by the Department of Infrastructure in respect of gate fee charges at the Energy from Waste Site of 1.92%.

It was noted that the increase will apply from 1st April, 2020, and that regard will be taken of the increase when the Commission’s 2020/21 is being considered.

(2019/20:199) Technical Services Manager’s Report - Planning Applications:

Resolved: That the Technical Services Manager’s Report dated 13th November, 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:	3650	<u>Amended Plans</u>
P.A. NO.:	19/00176/B	
APPLICANT:	Steen Heidemann	
PROPOSED:	Alterations, erection of extensions and additional use of residential dwelling as tourist living accommodation	
NOTES:	P.A. in Detail	
SITE:	Beach House, Stanley Mount East, Ramsey.	

Members queried whether the proposal would obscure any views and the adequacy of car parking. They were informed that the proposals would balance the overall appearance of the site and it is considered there should be sufficient parking in the area when works at the Queen’s Pier no longer need the area in front of the pier.

REF NO:	3663	<u>Amended Plans</u>
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.	

A proposal by Mr. Parker that comment be made about parking provision did not receive a seconder.



(2019/20:199) Technical Services Manager’s Report - Planning Applications Continued:

Appendix:

Reference was made to RTC application 3707 detailed on Appendix II (41, Fairway Drive) - Erection of a detached dwelling with integral garage within garden. Members were informed that applicant property was in the Town boundary the development site was not and it was proposed by Mr. Cowie, seconded by Mr. Parker and agreed that Standing Orders be suspended to allow the matter to be considered.

It was proposed by Mr. Cowie, seconded by Mr. Hankin, that the Commission submit an observation drawing attention to the fact that the area of the proposed development does not come within an area zoned for residential development, *that although the application site is in the town the development area is not in* Mr. Parker proposed an amendment that comment also be made about loss of vegetation. This was seconded by Mr. Cowie. Mr. Williams felt that the Commission should stick to any comment that may or may not have been made at the time the application was considered. At this point Mr. Parker withdrew his amendment.

(2019/20:200) Technical Services Manager’s Report - Christmas Lights:

Resolved: To note the Technical Services Manager’s report dated 12th November, 2019, concerning the completion, subject to final walk through, of the installation of new decorative lighting through Parliament Street.

Housing and Property:

(2019/20:201) Town Clerk’s Report - Acquisition of Property at Auldyn Meadows:

Resolved: To note the Town Clerk’s report dated 12th November, 2019, confirming receipt of the approval of the Petition for borrowing powers in a sum not exceeding £566,000 for the acquisition of property at Auldyn Meadows Ramsey.

Members were informed that the properties will be subject to final inspection and it is hoped that the keys will be available before Christmas.

(2019/20:202) Housing and Property Manager’s Report - Fibre Broadband Request:

Members considered the Housing and Property Manager’s report dated 1st November, 2019, concerning a request that the Commissioners provide fibre broadband to public a sector housing unit. It was noted that Manx Telecom have advised that additional work is required to be undertaken before a fibre service can be installed.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Williams and agreed that the Commission do not agree to the request. It was agreed to advise tenants that fibre broadband may be installed at their own expense.

Parks and Leisure:

(2019/20:203) Deputy Town Clerk Report - Festive Events 2019:

Resolved: To note the Deputy Town Clerk's report dated 13th November, 2019, advising of Christmas events scheduled to take place in Ramsey.

Any Other Business:

(2019/20:204) Matter raised by Public:

Resolved: To note, for record purposes, that no matter were raised by members of the public for consideration.

(2019/20:205) 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.

Mrs. Wedgwood welcomed the proposal to introduce a "New-Members' Handbook". It was proposed by Mr. Cowie, seconded by Mrs. Wedgwood and agreed to advise Mrs Curphey of the Board's support for this initiative.

(2019/20:206) Sundry Matters:

The following sundry matters were raised by Mr. Hankin:

- **Meet and Greet** - the date was confirmed as 18th January, 2020 - Mr. Hankin asked if the event could be advertised more than previous meet and greet sessions.
- **Ramsey Transport Interchange** - Mr. Hankin asked if the invitation extended to the Minister to meet the Commission with regard to the proposed transport interchange could be progressed;
- **Football Clubs - Young People Safety** - Mr. Hankin referred to young people coming away from football training during dark evenings and asked if the Clubs could be asked to ensure that some high visibility clothing is worn. Members agreed that safety was paramount.

(2019/20:207) Chilli-Dip 2020:

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Cowie and agree, permission be granted RNLi to utilise the foreshore abutting Queen's Promenade to hold the Chilli-Dip on 1st January, 2020.



(2019/20:208) Cycle TT August 2020:

The Town Clerk verbally reported receipt of information from the organisers of the Cycle TT with regard to their proposals to apply for a road closure on 2nd August from 8.15 a.m. until 12 noon from Barrule Park to Cronk ny Mona.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Williams and agreed that the Commission make no objection to the proposal. The Chairman queried if the Commission should make comment about areas that would be affected by the order outside the Town. Mr. Parker commented that this should be left to the respective authorities - Members concurred with Mr. Parker's comments.

The Chairman thanked the media representative and public for attending and closed the public session at 7.50 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.

(2019/20:209) Minutes:

Resolved: To note, for record purposes, that no minutes of the Board Meeting held on 16th October, 2019, were recorded in private.

Matters for Information:

(2019/20:210) Policy Committee:

Resolved: To note and approve the minutes of the Policy Committee held on 25th September, 2019.

(2019/20:211) Housing Committee:

Resolved: To note and approve the minutes of the Housing Committee held on 12th November, 2019, subject to the following:-

Clause 65b - Rent Arrears - Members considered the Housing and Property Manager's report on this matter, appended to the Committee's Minutes. It was proposed by Mrs. Wedgwood, seconded by Mr. Parker and agreed by 8 votes to 1, Mrs. Quayle voting against, that legal action be commenced, subject to the date thereof being 21st November and not 13th November, as originally recommended.

Clause 65c - Housing and Property Manager's Report - Members considered the Housing and Property Manager's report appended to the Committee's Minutes with regard to the tenant named in this Clause. It was proposed by Mr. Parker, seconded by Mr. Williams that legal action be continued. The proposal was carried ~~within~~ ^{without} division although concern was expressed that the tenant might not accept help, it was noted that the tenant had, it is understood, previously declined to accept help offered.

(2019/20:212) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 14th November, 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:-

- **Station Road Car Park** - it was proposed by Mr. Young, seconded by Mr. Williams and agreed that a request be made for a contribution to repairs to the car park.
- **Town Branding** - members agreed that a viewing, in conjunction with the budget process would be beneficial.
- **Bunscoil Rhumsaa Mosaic** - the Housing and Property Manager advised that only one quotation has been received so far for protective casing for the mosaic to enable it to be displayed outdoors.

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

- **“St. Olaves” Bowring Road** - the Technical Services Manager informed members that a meeting has been held with the owners who have agreed to clear vegetation and secure the ground floor against unauthorised access.

Finance and General Purposes Committee:


(2019/20:213) Deputy Town Clerk’s Report - Mooragh Concession:

Members considered the Deputy Town Clerk’s report dated 14th November, 2019, concerning the status of progress with regard to the concession of the Boathouse Café, Lake and Games for which expressions of interest had been invited. It was noted that two expressions had been received and that it was possible that both could work together one focusing on the Boathouse Café, the other the lake and games’ concession.

It was proposed by Mr. Cowie, seconded by Mr. Hankin that the Commission be generally supportive of the two parties entering into agreement jointly or severally.

An amendment was put by Mrs. Quayle that two distinct agreements be in place. This was seconded by Mr. Young and defeated by 5 votes to 3. Mrs. Wedgwood voting in favour of the amendment. Mr. Williams having declared an interest did not vote.

The original proposal was then put and agreed by 8 votes to 1 (Mr. Williams again not voting).



(2019/20:214) Deputy Town Clerk's Report - Ramsey Courthouse:

Members considered the Deputy Town Clerk's report dated 13th November, 2019, concerning a request made for use of a room on the first floor at the Courthouse primarily for storage purposes and occasional office use and in addition to the occasional hiring of the downstairs hall.

A proposal was put by Mr. Cowie, seconded by Mr. Hankin that permission be granted. An amendment was put by Mr. Williams, seconded by Mrs. Quayle that use of the room be for storage only at a rental of £20 per week until June, 2019. The amendment was carried by 5 votes to 3. Messrs. Cowie, Hankin and Parker voting against.

Mrs. Wedgwood having declared an interest did not vote.

(2019/20:215) Finance Officer's Report:

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

Aged Debtors - Mr. Young referred to a specific aged debtor and was advised to direct his enquiry and concerns to the Advocates dealing with that debtor's estate or, if he has concerns regarding the actions of the Advocates, to the Isle of Man Law Society.

2020 - 21 Income Budget Proposals -


It was proposed by Mr. Parker, seconded by Mr. Young and agreed that the dates included within the report for budget meetings in December 2019 and January 2020 be accepted.

Appendix 4 - Summary:

Item 9 Camper Van Permit - it was proposed by Mr. Cowie, seconded by Mr. Parker that a seasonal fee of £25.00, inclusive of V.A.T. be levied. The proposal was carried by 7 votes to 2, Messrs' Hankin and Oldham voting against.

2020 - 21 Expenditure Budget Proposals:

It was proposed by Mr. Parker, seconded by Mr. Cowie and agreed to assume an inflation rate of 2.00%, subject to any sudden and large fluctuations between now and January 2020.

It was further proposed by Mr. Parker, seconded by Mr. Cowie and agreed, without division, that the other fees included within the Appendix be accepted. 

Members also noted a list of proposal to be presented during the budget meetings.



(2019/20:216) Finance Officer's Addendum Report - Northern Civic Amenity Site:

The Finance Officer presented an Addendum report dated 20th November, 2019, concerning the potential for allocation of additional running costs contributions for the Civic Amenity Site for the year 2019/20. It was noted that the Commissioners would be required to meet a higher percentage of costs than the Northern Parishes represented on the NCA Committee. The circumstances leading to the additional costs were noted within the report.

Resolved: That, following a proposal by Mr. Oldham, seconded by Mr. Cowie and agreed that the Commission pay their proportion of additional costs as an enhanced payment in quarter 4 of the current financial year.

(2019/20:217) Technical Assistant's Report - Provision of Flowers War Memorial:

Members considered the Technical Assistant's report dated 13th November, 2019, concerning a suggestion made that flowers be placed at the Ramsey War Memorial all year round.

Resolved: That the matter be deferred pending further report by Mr. Oldham who will discuss the matter with the Ramsey Branch Royal British Legion.

Works and Development:

(2019/20:218) Town Clerk's Report - Flood Protection / West Quay Improvements:

Members considered the Town Clerk's Report dated 12th November, 2019, concerning initial draft proposals for Flood Protection and West Quay Improvements, in relation to which technical drawings and artist impressions had been provided to members.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. Parker and agreed that representatives of the Department of Infrastructure be invited to attend a Special Meeting of the Board, scheduled for Monday, 9th December, 2019.

(2019 /20:219) Town Clerk's Report - Highways Act Vegetation Policy:

Members considered the Town Clerk's report dated 12th November, 2019, concerning the Vegetation Policy, drafted having regard to the provisions of the Highways Act and in view of the delegation of functions to Local Authorities.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. Parker and agreed that the Policy be adopted, subject to minor typographical corrections. Mr. Parker queried if interested could be added in respect of any debts accruing in this matter. It was noted that this would be difficult to do and such matters would be best left to the Courts.

Housing and Property:

(2019/20:220) Housing and Property Manager's Report - Close Caarjys Air Sourced Heat Pumps:

Members considered the Housing and Property Manager's report dated 13th November, 2019, concerning the tenders received by MUA for the installation of Air Sourced Heat Pumps. Members noted that the quotations were greater than the costs incurred by the Commission when trials were undertaken and systems purchased directly and installed with contracts managed by the Commission's staff.

Resolved: That following a proposal by Mrs. Wedgwood seconded by Mr. Cowie and agreed that the Commission seek department approval to progress the scheme "in-house".

(2019/20:221) Housing and Property Manager's Report - Cronk Elfin Refurbishment:

Members considered the Housing and Property Manager's report dated 12th November, 2019, concerning refurbishment works proposed to be carried out to properties at Cronk Elfin.

Resolved: That, following a proposal by Mrs. Wedgwood, seconded by Mr. Oldham and agreed by 8 votes to 1, Mr. Young voting against, that authority be given to progress this scheme to Stage II, in accordance with Capital Procedures, and to seek consent to utilise funds previously borrowed for this purpose.

It was noted that the Housing and Property Manager will, as a matter of routine, report further in due course. Tenants will be kept informed of progress via the Tenants' newsletter.

Any Other Business:

(2019/20:222) Town Clerk's Report - Treasury Benefit Office Co-Location:

Members considered the Town Clerk's report dated 20th November, 2019, concerning discussions, following the Commission's agreement in principle in August, 2019, that Treasury provide benefits office service two days a week at the Town Hall, and to which was appended a draft agreement.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Cowie and agreed to permit Treasury facilities at a rental as detailed within the report with effect from 1st January, 2020 for an initial trial period of 12 months. The arrangement would be extendable by request and provision to determine the agreement with notice on either side was provided.

It was noted that Treasury will provide a post box and necessary signage.

(2019/20:223) Town Clerk's Report - Affordable Housing Auldyn Meadow Phase D:

Members' considered the Town Clerk's Report dated 20th November, 2019, concerning initial discussions between the Department of Infrastructure and Dandara with regard to the provision of affordable housing within Phase D of the company's development at Auldyn Meadow and the willingness to provide public sector housing.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mrs. Quayle and agreed that the Commission indicate their agreement in principle to the proposals subject to it being noted that the current Commission goes out of office on 30th April, 2020.

The proposal was carried by 6 votes to 3, Messrs' Oldham, Parker and Young voting against.

(2019/20:224) Seymar Developments - landscaping Proposals:


The Town Clerk circulated a plan showing proposals for the landscaping of that part of the former Grand Island Hotel site abutting the Mooragh Promenade at the Vollan which will form public open space.

The Town Clerk advised that planning consent would be required for the proposals.

During discussion of this clause it was proposed by Mr. Williams, seconded by Mr. Cowie that Standing Orders be suspended to allow the meeting to continue to its conclusion.

This proposal was defeated by 6 votes to 3, Mrs. Quayle and Messrs; Cowie and Williams voting in favour, and accordingly the meeting was closed.

The meeting closed at 10.05 p.m. giving a time of 3 ½ hours for the payment of attendance allowances.



Chairman.