

**RAMSEY TOWN COMMISSIONERS**

**[ PUBLIC ]**

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 18<sup>th</sup> December, 2019, at 7.00 p.m.

**Present:** Mr. A. G. Cowie, Mesdames M. B. Quayle and J. Wedgwood, Messrs' N. Howard, J McGuinness, G. Monk, A. J. Oldham, L. Parker and W. G. Young.

**Apologies:** Messrs' Rev'd Canon N. D. Greenwood, W. L. Hankin and F. B. R. Williams.

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

**(2019/20:226) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 20<sup>th</sup> November, 2019, and the Special Board Meeting held on 4<sup>th</sup> December, 2019, be confirmed and signed by the Chairman, subject to the following:-

*20<sup>th</sup> November - Clause 199 - Appendix* - it was clarified that the site of the proposed works, adjacent to 41, Fairway Drive, was neither in the Town of Ramsey nor in a designated zone for residential development.

**(2019/20:227) Matters Arising:**

Mr. Parker asked if a matter of the former Boxing Club, included within the private agenda, could be brought into public. The Chairman permitted such action as a result of which Mr. Parker referred to the demolition of the former Boxing Club at the junction of Station Road/Gladstone Avenue and in thanking the Shoprite Group for their actions which have greatly improved the site and he looked forward to seeing what can be done with the site.

Mr. Howard joined the meeting at 7:05pm.

**Finance and General Purposes:**

**(2019/20:228) Town Clerk's Report - Consultation - Changes in Electoral System:**

Members considered the Town Clerk's report dated 12<sup>th</sup> December, 2019, with regard to the consultation being progressed by the Cabinet Office with regard to the Registration of Electors Bill 2020 and the Elections (Keys and Local Authorities) Bill 2020. The consultation document had been previously circulated to members.



**(2019/20:228) Town Clerk’s Report - Consultation - Changes in Electoral System Continued:**

Mr. McGuinness felt the consultation only addressed issues that had arisen as a result of problems from the last Keys elections. The Chairman asked if members wished to submit individual responses or add comment to the recommendations presented in the report.

Mr. Parker advised that he had responded, in a personal capacity, but with some differing views from those presented.

Comments were made on the following sections within the consultation:-

2. Lifelong Registration of Voters	Mr. Cowie indicated his opposition Mr. Parker felt it would make administration and management of the Voters Lists easier.
9. Abolition of Edited Version of Electoral Register	Members were in agreement with this clause - but wished to be assured that full lists are not being made available for purchase to third parties.
13. “Government Employees” standing - prior resignation/retirement	Mr. Parker expressed his view that any Government employee should resign or retire before standing for election to a branch of Tynwald. It was pointed out that this would disenfranchise approximately 20% of the Islands workforce and may be contrary to human rights.
18. Removal of 42 days to fill casual vacancies	Mr. Parker was unhappy with the term “as soon as reasonably practicable” suggesting a clear date was needed. Mr. McGuinness agreed 42 days was very short and proposed that the Commission comment that casual vacancies should be filled “within 60 days”. This was agreed.
25. Submission of declaration and return of donations and expenses	Mr. Parker queried if this was necessary for local authority elections unless something had arisen to cause query. Mr. Cowie suggested that the Commission’s comment be that candidates submit declarations on request. This was proposed by Mr. Parker, seconded by Mr. Cowie and agreed by 6 votes to 3, Mesdames Quayle and Wedgwood and Mr. Oldham voting against.
31. Advance Voting	Mr. McGuinness felt this did not go far enough - the opportunity to include electronic voting should be grasped.

**Resolved:** That following a proposal by Mr. Cowie, seconded by Mr. Parker and agreed unanimously that the responses within the report as amended by the foregoing be conveyed to the Cabinet Office together with a covering letter concerning particularly the opportunity to progress electronic voting.



**(2019/20:229) Town Clerk's Report - Isle of Man Municipal Association:**

**Resolved:** To note the Town Clerk's report dated 12<sup>th</sup> December, 2019, detailing the dates upon which the Isle of Man Municipal Association will meet in 2020.

**(2019/20:230) Deputy Town Clerk's Report - Children's Weight Management Consultation:**

Members considered the Deputy Town Clerk's report dated 10<sup>th</sup> December, 2019, with regard to the report issued by Public Health Isle of Man as a result of a consultation on Children's Weight Management Strategy. The report had been previously circulated to members.

**Resolved:** That, following a proposal by Mr. McGuinness, seconded by Mr. Oldham and agreed by 7 votes to 2, no comment on the goals highlighted within the report be made. Messrs' Cowie and Parker voting against.

Members recognised the importance of this matter but felt that restricting advertising could affect events and promotion opportunities.

**(2019/20:231) Finance Officer General Report:**

**Resolved:** To note and approve the Finance Officer's General Report dated 11<sup>th</sup> December, 2019.

**Works and Development:**

**(2019/20:232) Town Clerk's Report - Footpath Brookfield to Laurys Avenue:**

Members considered the Town Clerk's report dated 12<sup>th</sup> December, 2019, concerning wish of the owner of land at Brookfield to realign the public footpath across the site.

**Resolved:** That, following a proposal by Mr. Oldham seconded by Mr. Cowie and agreed, the Commission support the proposal and request provision for ducting and a pillar to accept an additional street light.

**(2019/20:233) Town Clerk's Report - Changes to Planning System:**

**Resolved:** To note the Town Clerk's report dated 12<sup>th</sup> December, 2019, advising of the dates upon which the Planning and Building Control Directorate will hold information sessions for local authorities with regard to changes to Planning Legislation.

It was noted that a meeting in Ramsey Town Hall will be held on Monday, 13<sup>th</sup> January, 2020, between 7.00 p.m. and 9.00 p.m.



**(2019/20:234) Technical Services Manager's Report - Planning Applications:**

Resolved: That the Technical Services Manager's Report dated 12<sup>th</sup> December 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: 3726  
P.A. NO.: 19/01261/B  
APPLICANT: Mr. & Mrs. D. Brook  
PROPOSED: Alterations and erection of two storey extension, detached garage and boundary wall  
NOTES: P.A. in Detail  
SITE: **Thie Corneil, Brookfield Crescent, Ramsey.**

It was proposed by Mr. Cowie, seconded by Mr. Parker that an observation be made that the proposal is within a flood area. The proposal was defeated by 5 votes to 4 - Messrs' Cowie, Howard, Monk and Parker voting for.

REF NO: 3727  
P.A. NO.: 19/01277/B  
APPLICANT: Elliott Construction Limited  
PROPOSED: Conversion of boarding house to provide five self-contained apartments  
NOTES: P.A. in Detail  
SITE: **19, Waterloo Road, Ramsey.**

Members queried parking provision and were advised that it is considered adequate.

REF NO: 3730  
P.A. NO.: 19/01342/B  
APPLICANT: Mr. C. Whipp  
PROPOSED: Creation of two apartments (retrospective)  
NOTES: P.A. in Detail  
SITE: **Sea View, Flats 1 & 2, Rear of Queen's Promenade, Ramsey.**

This application was brought to members' attention in view of it being retrospective. It was agreed to make no comment thereon.

**Appendix**

Members welcomed the approval by the Planning Committee of development on the site adjacent to Hanley Court North Shore Road.



**Housing and Property:**

**(2019/20:235) Housing and Property Manager - Housing Performance and Statistics 2019/20:**

Resolved: To note the Housing and Property Manager's report dated 4<sup>th</sup> December, 2019, to which was appended the Housing and Performance Statistics to 30<sup>th</sup> September, 2019, subject to the following:-

*Section 4 Capital Projects* - in response to an enquiry the Housing and Property Manager confirmed that the request to the Department to allow "in-house" works on the installation of Air Sourced Heat Pumps at Close Caarjys is being progressed.

**Parks and Leisure:**

**(2019/20:236) Town Clerk Report - 75<sup>th</sup> Anniversary of VE Day**

Members considered the Town Clerk's report dated 12<sup>th</sup> December, 2019, advising of the wishes of the Cabinet Office to commemorate the 75<sup>th</sup> Anniversary of VE Day and asking if local authorities have any plans or are aware of any events being arranged.

Resolved: To inform Cabinet Office that the Commission is supportive of holding events to mark the 75<sup>th</sup> anniversary of VE Day.

Members felt that a street party in the vicinity of the Courthouse might be appropriate. The Deputy Town Clerk undertook to email members with suggested events.

Mr. Oldham advised that the Royal British Legion, Ramsey Branch, may be able to offer logistical support and informed members of his understanding that some Government grant may be available for such events.

**(2019/20:237) Deputy Town Clerk Report - Christmas Events:**

Resolved: To note the Deputy Town Clerk's report dated 10<sup>th</sup> December, 2019, advising of Christmas events yet to take place in 2019.

**Any Other Business:**

**(2019/20:238) Matter raised by Public:**

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



**(2019/20:239) Sundry Matters:**

239i THOR - the Chairman advised that he wished to issue a correction/apology to THOR in view of a previous reference to their using the Courthouse Grounds;

239ii THOR - the Chairman advised that Mr. Hankin had referred to the wish expressed to receive an update from THOR with regard to the Courthouse. It was agreed that they be invited to attend one of the forthcoming budget meetings.

239iii Royal British Legion Ramsey Branch Poppy Appeal - Mr. Oldham referred to the 2019 Poppy Appeal and informed members that £19,160 had been raised by Ramsey Branch and £836 raised at the Poppy Shop held at the Town Hall.

The Chairman thanked the media representative and public for attending and closed the public session at 7.47 p.m. and took the opportunity to wish everyone a very merry Christmas.

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.

**(2019/20:240) Minutes:**

Resolved: To note, for record purposes, that no minutes of the Board Meeting held on 20<sup>th</sup> November or the Special Board Meeting held on 4<sup>th</sup> December, 2019, were recorded in private.

**Matters for Information:**

**(2019/20:241) Housing Committee:**

Resolved: To note and approve the minutes of the Housing Committee held on 3<sup>rd</sup> December, 2019, subject to the following:-

*Clause 71d* - Members queried whether joint income and thereby qualification for local authority housing would be considered immediately and were advised that this was done at the expiry of a five year fixed tenancy. In cases where there was a permanent tenancy still existing change of circumstances enabled a 5 year tenancy to be entered into with subsequent review.

*Clause 75a* - it was noted that the tenant has moved to a smaller property but extensive works are now required to that vacated which will be done in-house unless found to be of a specialist nature.

*Clause 75b* - members were informed that there is no legal route by which to progress Notice for Possession and that rent arrears are being paid, albeit slowly.

Mr. McGuinness queried problems with regard to a specific tenant and was informed that no recent complaints had been received.

**(2019/20:242) On-Going Matters “Action Tracker”:**

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

- *Adoption of Land Traie Twoie* - it was noted that the area of land now available for adoption did not include that proposed to be used in future as 4 car parking spaces. It was proposed by Mr. Cowie, seconded by Mr. Parker and agreed that the land be adopted subject to the area being properly delineated and maintained by the developer.
- *Vollan / Balladoole Odours* - it was agreed to seek a timeline from MUA towards the end of January, 2020.
- *Old Boxing Club...* - it was agreed this matter be removed from the “Action Tracker” list.

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

Whilst not on the list attention was drawn to the concerns being expressed about the Victoria Mall; 19, West Quay and 67, Parliament Street.

**Finance and General Purposes Committee:**

**(2019/20:243) Finance Officer’s Report:**

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

**Works and Development:**

**(2019/20:244) Town Clerk’s Report - Bleak House:**

Resolved: To note the Town Clerk’s report dated 12<sup>th</sup> December, 2019, concerning Bleak House, advising of the current status of on-going legal proceedings between various parties and that a report will be submitted, if possible in Public to the January, 2020, meeting of the Commission.



**(2019/20:245) Town Clerk's Report - Flood Protection Ramsey Quayside:**

Members considered the Town Clerk's report dated 12<sup>th</sup> December, 2019, concerning proposals for flood protection and redevelopment of the Ramsey Quayside presented to an inquorate meeting of the Commission held on 9<sup>th</sup> December, 2019.

The Chairman put aspects of the draft scheme to the Board as follows:-

- That the Commission were concerned at a loss of parking, resolved by 5 votes to 4 that concern about the potential loss of car park spaces existed. Mesdames M. B. Quayle and J. Wedgwood, Messrs' N. Howard, and G. Monk voting against.
- That the Commission supported the proposed seating/recreation area, resolved by 5 votes to 4 that this feature was supported. Mrs Quayle and Messrs McGuinness, Oldham and Young voting against.
- That the Commission would support the proposed treatment for the flood prevention wall between East Quay and the Swing Bridge, resolved by 6 votes to 3, Messrs McGuinness, Oldham and Young voting against.
- That the Commission would support the proposed treatment for the flood prevention wall between the Swing Bridge and the Stone Bridge, resolved by 5 votes to 4, Mrs Quayle and Messrs McGuinness, Oldham and Young voting against.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Oldham and agreed, the Department of Infrastructure be advised that the Commission:-

- Is unable to support the overall design proposals as presented due to concerns regarding the potential loss of parking;
- supported the proposed seating/recreation area, and flood wall treatments
- suggest installation of one-way return valves to drainage
- wish to maintain the working harbour
- wish the Department to present a scheme to the public and the Commission at the same time

Although not able to support the overall scheme as presented, members recognised and welcomed the wish to "tidy" the quayside area.

**(2019/20:246) Town Clerk's Report - Public Open Space the Vollan:**

Members considered the Town Clerk's Report dated 12<sup>th</sup> December, 2019, concerning the layout plan provided to members in November, for public open space at The Vollan.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Oldham and agreed that the open space layout be approved and the Town Clerk be authorised to progress the required petition with regard to the acquisition for nominal consideration of the land.

The Town Clerk was instructed to ask if a barbeque area and ducting to allow low lighting could be incorporated into the scheme.





**(2019 /20:247) Technical Services Manager’s Report - Northern Parishes Refuse Collection:**

Members considered the Technical Services Manager’s report dated 5<sup>th</sup> December, 2019, concerning an enquiry made by the Northern Parishes Refuse Board. Members noted that further information from and a meeting with the Board had been requested.

Resolved: that following a proposal by Mr. Young, seconded by Mr. McGuinness and agreed that the Commission decline to respond at the present time but maintain an option for further discussions with the Refuse Board.

**(2019 /20:248) Technical Services Manager’s Report - Replacement Refuse Wagon:**

Members considered the Technical Services Manager’s report dated 5<sup>th</sup> December, 2019, concerning the on-going cost of repairs to the oldest of the Commission’s refuse wagons and the need to consider its replacement.

Mr. McGuinness expressed concern at the lack of forward planning with regard to replacement of refuse wagons. Members queried the method and terms of funding and asked if leasing could be compared to a capital purchase. Members also queried if repairs could be undertaken locally.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and carried, the acquisition of a new refuse wagon be agreed in principle.

**(2019 /20:249) Technical Services Manager’s Report - Ruinous Notice “Auldyn House”:**

Members considered the Technical Services Manager’s report dated 9<sup>th</sup> December, 2019, concerning on-going complaints being received and the lack of response to communications with regard to the ruinous condition of Auldyn House.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie, and agreed that a formal Notice be issued under Section 24 of the Building Control Act 1991 and that the Town Clerk be authorised to sign such Notice.

**(2019 /20:250) Technical Services Manager’s Report - Street Lighting Columns:**

Members considered the Technical Services Manager’s report dated 13<sup>th</sup> November, 2019, concerning non-destructive testing required to street lighting columns, as initially reported to the Commission in October.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Wedgwood and agreed, a three year testing programme be approved and costs for the first year of between £5,000 - £6,000 be accepted.



**Housing and Property:**

**(2019/20:251) Housing and Property Manager's Report - Shoprite Toilets:**

Members considered the Housing and Property Manager's report dated 10<sup>th</sup> December, 2019, concerning options available with regard to the public conveniences adjacent to the Shoprite store in Ramsey. Members were reminded that Shoprite own the premises and the Commission maintain and clean the public conveniences.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Young and agreed, that discussions be commenced with Shoprite with regard to the long-term lease of the building housing the public conveniences and the refurbishment of such conveniences.

**Parks and Leisure:**

**(2019 /20:252) Deputy Town Clerk's Report - Gran Fondo 2020:**

Members considered the Deputy Town Clerk's report dated 10<sup>th</sup> December, 2019, advising of the request made by the organisers of Gran Fondo Isle of Man to again hold the event in the Mooragh Park on 18<sup>th</sup> and 19<sup>th</sup> July, 2020; in addition to which logistic support and permission to investigate use of the Donkey Path is sought.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed, permission is granted and logistical support provided.

**(2019 /20:253) Deputy Town Clerk's Report - Northern Lantern Festival, 29<sup>th</sup> February, 2020:**

Members considered the Deputy Town Clerk's report dated 11<sup>th</sup> December, 2019, concerning the request made by Mr. Bill Dale, founder of Beach Buddies to organise a Lantern Festival, in conjunction with Breast Cancer Now Isle of Man, in the Mooragh Park on 29<sup>th</sup> February, 2020, between 5.00 p.m. and 7.30 p.m.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Wedgwood and agreed, permission is granted and logistical support provided.

**(2019 /20:254) Deputy Town Clerk's Report - Pokerstars Rally 2020:**

Members considered the Deputy Town Clerk's report dated 11<sup>th</sup> December, 2019, concerning advance notice given of the Pokerstars Rally 2020, and the proposal to hold a town centre stage in Ramsey on Friday, 2<sup>nd</sup> October, 2020, which would require road closure of the Market Place, sections of West Quay, the Swing Bridge and some roads to the north thereof, including the Mooragh Promenade.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mrs. Quayle and agreed, the Commission support the staging of the event and the associated road closures, subject to the organisers undertaking the required consultations.

**Any Other Business:**

**(2019/20:255) Housing and Property Manager's Report - 53, Cronk Elfin - Property Fire:**

Members considered the Housing and Property Manager's report dated 16<sup>th</sup> December, 2019, advising of quotations received and agreed by the loss adjustor with regard to repairs required following the fire at 53, Cronk Elfin in January, 2019.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Oldham and agreed to formalise the appointment of the contractor to undertake the insurance works to 53, Cronk Elfin.

**(2019/20:256) Deputy Town Clerk Report - Mooragh Concessions:**

Resolved: To note the Deputy Town Clerk's report dated 18<sup>th</sup> December, 2019, advising of the current state of negotiations with regard to concessions at the Mooragh Park.

It is noted that both parties have expressed the wish to enter into a 7 years lease and that further negotiations are on-going and about which the Deputy Town Clerk will report further.

**(2019/20:257) Fynoderee - Proposed Planning Application:**

The Town Clerk verbally reported receipt of a communication from Fynoderee Distillery with regard to a proposed planning application, for change of use, seeking the Commission's support thereof.

Resolved: That, following a proposal by Mr. Parker, seconded by Mrs. Wedgwood and agreed, without reference to the future planning submission, the Company be informed that the Commission welcome their intention to develop premises in Ramsey which will include visitors' facilities.

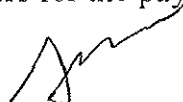
**Matters of Establishment:**

**(2019/20:258) Minutes - Meetings of the Establishment Committee:**

Resolved: To note and approve the Minutes of Meetings of the Establishment Committee held on 11<sup>th</sup> November, 2019, and 9<sup>th</sup> December, 2019 (tabled), subject to the following:

Minutes 9<sup>th</sup> December - Mr. Parker referred to discussions that mental health awareness training might be made available to other authorities and that reference had been made to "Simply Personnel" and Library Services not recorded.

The meeting closed at 9.52 p.m. giving a time of 3 hours for the payment of attendance allowances.

  
Chairman.