

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held using a telephone conference call system on Wednesday, 15th April, 2020, at 7.00 p.m.

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

Apologies: Mr. A. J. Oldham.

The Town Clerk, Deputy Town Clerk, Finance Officer, Housing & Properties Manager, Technical Services Manager were in attendance.

(2019/20:350) Minutes:

Resolved: That the Minutes of the Board Meetings held on 18th March, 2020, be confirmed and signed by the Chairman subject to the following amendments:-

- Mr. N. Howard had given apologies and was also listed in the attendees, Mr Howard's name to be removed from the attendance list.
- Mr F. B. R. Williams advised that he had proposed to adoption of silent fireworks but not a restriction on sale of fireworks to the public, reference to such to be struck from the minutes.

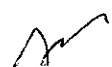
(2019/20:351) Matters Arising:

There were no matters raised.

(2019/20:352) Chairman's Report:

Coronavirus Emergency Status – the Chairman commended the voluntary groups in the community helping the vulnerable and also businesses for their efforts in maintaining supplies of food and other services. The Chairman asked that everyone do their best to continue to support the government in their national strategy to reduce the rapid spread of the coronavirus. Particular thanks were given to the Commissioners' staff and contractors who continue to work to ensure the safe and smooth running of the town in providing essential services. Members asked that consideration be given to a further town information leaflet subject to the continuation of the lockdown arrangements.

Annual General Meeting – Members noted that the AGM is scheduled to take place at 7pm on Friday 1st May, 2020. Arrangements for the meeting are being considered by the Town Clerk who would circulate details to Members in advance.



Finance and General Purposes:

(2019/20:353) Collection of Rates:

Member noted the Town Clerk's report dated 6th April 2020 concerning rates collection during the Covid-19 emergency. Members noted that the rates information leaflet had reportedly been delivered to some properties outside the Town. Members requested that officers review the previous budget setting process with a view to preparing revised information on the Commissioners 2020/21 budgets and expenditure plans in the light of the present emergency.

(2019/20:354) Town Clerk's Report – Local Elections:

Resolved: To note the Town Clerk's report dated 27th March, 2020, advising of the delay to the Local Authorities General Election which will now take place on 22nd April 2021, and that all existing Commissioners' terms of office re-extended until 1st May 2021.

(2019/20:355) Town Clerk's Report – Tynwald Ceremony 2020:

Resolved: To note the Town Clerk's report dated 27th March, 2020, advising of planned modifications to the 2020 Tynwald Ceremony to be held without public or off-island participation.

(2019/20:356) Finance Officer General Report:

Resolved: To note and approve the Finance Officer's General Report dated 8th April, 2020, subject to the following:-

In response to a query members were informed that reduced commercial refuse income resulted from reduced tonnages of waste being collected and a reduction in service users.

The list of accounts paid and suppliers was formally approved for payment.

Works and Development:

(2019/20:357) Technical Services Manager's Report - Planning Applications:

Mr. Young's interest in application 3758 - PA20/00259/C change of use from bed and breakfast to residential dwelling, Thorncliffe, Ballure Road, was noted.

Resolved: That the Technical Services Manager's Report dated 7th April, 2020, 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: 3754 AMENDED PLANS
P.A. NO.: 20/00229/B
APPLICANT: Heron & Brearley Limited
PROPOSED: Demolition of building (in association with Registered Building Application 20/00230/CON)
NOTES: Demolition in conservation area – building not presently registered.
SITE: Britannia Hotel, Waterloo Road, Ramsey.

Members noted that the amendment related purely to the description of the proposed works and did not impact of the Commission's previous views.

REF NO: 3759
P.A. NO.: 20/00286/B
PROPOSED: Rebuild and extension of rear outlet and window / door alterations
NOTES: P.A. in Detail.

SITE: 11, Lezayre Road, Ramsey.

Members noted that the proposed developed removed existing access to the rear lane, and the refuse bins would need to be taken through the rear extension for collection. Members agreed that there was no objection but agreed that an observation be made in respect of bins storage.

REF NO: 3763
P.A. NO.: 20/00362/B
PROPOSED: Erection of a detached dwelling
NOTES: P.A. in Detail

SITE: Plot Off Crescent Road Adjacent to 3 Lheaney Grove and North West of Okara Ramsey.

Members expressed concern in relation to the close proximity of the proposed development to the adjacent property. Although accessed off Crescent Road the proposed site comprises the rear garden of 3 Lheaney Grove, the proposal is considered over intensive and results in the proposed new dwelling and 3 Lheaney Grove having inadequate private amenity space.

Resolved: proposed by Mr. Williams, seconded by Mr. Parker, and agreed by 9 votes to 1, Mr Howard voting against, to object on the basis of over-intensive development, proximity to adjacent property and lack of amenity space.

No comments were made on the Appendix to the Technical Services Manager's report.

Members noted that the Commission's application for external refurbishment work to properties at Cronk Elfin, PA 20/00253/B, had received approval.

(2019/20:358) Record of Decisions Made Outside Formal Meetings

Resolved: that a report of decisions taken outside the formal meeting process during the Coronavirus Emergency Period be tabled at each monthly meeting.

The Chairman 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.

(2019/20:359) Minutes:

Resolved: To note, for record purposes, that no minutes of the Board Meeting held in March, 2020, were recorded in private.

Matters for Information:

(2019/20:360) Minutes Meetings Housing Committee:

Resolved: to note that the Housing Committee had not meet since its March meeting.

(2019/20:361) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 9th April, 2020, 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:-

- **Vollan / Balladoole Odours** - members noted the updated information provided and reports that odours had been detected both at Balladoole and at the Vollan pump station. The Technical Services Manager was asked to raise this with the Manx Utilities Authority;
- **Amenity Byelaws** - the Town Clerk reported that drafts had now been received, and that subject to review these would be placed on the agenda for consideration at the May meeting;
- **Ramsey Courthouse** – to note that the Commission is utilising the Courthouse as a means of separating maintenance staff during the current emergency status.
- **Gas Boilers – Close ny Chibbyr Ghllass** – noted the contract had been suspended during the current emergency status as being non-essential works.
- **Water Feature / Play Area** - members were informed that the grant from the Lottery Trust had been received. Work is presently suspended as being non-essential.
- **Former Farmers Combine Warehouse** - Members were advised that the hearing has been postponed because of the Coronavirus restrictions on travelling - a key witness requiring to attend from the United Kingdom.
- **Refuse Collection Vehicle** - it was noted that the RCV had commenced use but that a fault had developed in the lifters and that parts are presently awaited;

(2019/20:361) 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:-

- *Bleak House* - the Town Clerk verbally reported that the purchase of leasehold interests, formerly held by Mr. Carruthers, was understood to have been completed.

Finance and General Purposes Committee:

(2019/20:362) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s Report dated 11th March, 2020, subject to the following:-

Expenditure Summary: - Members noted that electricity consumption at Close Woirrey included that utilised by the communal heating boilers also serving Close ny Chibbyr Ghlass, and that an element of electricity use was being recharged to the contractor on the Mayfield Development.

Members requested a breakdown of the Parks budget for equipment purchases which had exceeded the budget provision. A reduction in Library operating costs was noted.

Rent Payments – Mr. McGuinness enquired of any issues in relation to payment of rents or commercial debts. The Finance Officer reported that more tenants are engaging and paying direct by phone; a significant number are liaising as a result of having been laid off at present, staff are maintaining contact records and seeking to engage. There has been a delay in rent posting due to a time lag in information from Social Security between payment being made and advice notices being received.

Works and Development:

(2019/20:363) Technical Services Managers Report - Barnfield:

Resolved: to note the Technical Services Managers report dated 7th April, 2020, related to emergency sewer repair works undertaken at Cumberland Road utilising powers provided by Section 30 of the Sewage Act 1999. A further report to be provided once reinstatement works completed.



Housing and Property:

(2019/20:364) Housing and Property Manager's Report – Cronk Elfin Refurbishment:

The Commission noted the Housing & Property Managers report dated 8th April, 2020.

Resolved: That, following a proposal by Mrs. Wedgwood, seconded by Mr. Parker and agreed unanimously that a petition be submitted, in terms of Section 51 of the Local Government Act, 1985, to the Department of Infrastructure for borrowing powers in a sum not exceeding £50,000 to defray the cost of the professional fees to Capital procedures Stage I2 and to approve the scheme progressing to Stage I2.

Any Other Business:

(2019 /20:365) Domestic Refuse Collection:

Mrs. Wedgwood asked whether in the light of reduced commercial activity it would be possible to provide additional domestic refuse collections, especially as the Civic Amenity Site is closed. The Town Clerk advised that officers were in contact with Government regarding opening of the Civic Amenity Site, as were the authorities, and that options for additional collections were presently being considered by officers, a report would be circulated for consideration.

(2019 /20:366) Maintenance of Parks and Open Spaces:

In response to a question from Mrs. Quayle the Town Clerk advised that parks staff were engaging in essential works only, those being restricted to the maintenance of the bowling green and tending of plants in the nursery greenhouses, and were working in accordance with social distancing requirements. General grass cutting is presently not being undertaken, as not being considered essential, however this position will be reviewed as time dictates as areas in the park might be compromised if not cut for an extended period.

The Chairman thanked Members for their support during the current crisis and for their contribution to the meeting held under difficult circumstances.

The meeting closed at 8:15 p.m. giving a time of 1½ hours for the payment of attendance allowances.



Chairman.