

RAMSEY TOWN COMMISSIONERS
[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Wednesday, 21st April, 2021, at 7.00 p.m.

Present: Mr. A. G. Cowie, Messrs', Rev Canon N. D. Greenwood J. McGuinness, A. J. Oldham, L. Parker and W. G. Young.

Apologies: Apologies for absence had been received from Mesdames M. B. Quayle and J. Wedgwood and Messrs' N. P. Howard and F. B. R. Williams.

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

His Royal Highness the Prince Philip, Duke of Edinburgh.

Members observed a period of silence in respect of and to the memory of His Royal Highness the Prince Philip Duke of Edinburgh, whose death occurred on 9th April, 2021.

(2020/21:327) Minutes:

Resolved: That the Minutes of the Board Meeting held on 17th March, 2021, be confirmed and signed by the Chairman. Canon Greenwood reminded members that his temporary absence (Clause 319 refers) was for technical reasons; and was given clarification on Mr. Cowie's declared interest in Clause 320.

(2020/21:328) Matters Arising:

No matters were raised.

(2020/21:329) Chairman's Report:

Resolved: To note the Chairman's report dated 15th April, 2021. The Chairman reiterated his thanks to Commissioners staff and others who maintained services for the Town during the latest Covid-19 lockdown restrictions.

Finance and General Purposes:

(2020/21:330) Town Clerk's Report – Elections and Meetings (Local Authorities) Bill 2021:

Resolved: To note the Town Clerk's report dated 14th April, 2021, advising of the progress of the above-titled Bill and of the powers thereof. The Town Clerk confirmed that Royal Assent has been given to the Act and accordingly virtual meetings are permissible; existing members will continue in office until 1st August with elections to take place during July 2021.



(2020/21:331) Town Clerk's Report – Investigation Demand Responsive Bus Services:

Members considered the Town Clerk's report dated 13th April, 2021, advising of follow-up questions put by the Office of Fair Trading with regard to their investigation in to the demand responsive bus service.

Resolved: To inform the Office of Fair Trading that, in the lack of recent praise for or objections to the services, the response made in February, 2021, stand.

(2020/21:332) Town Clerk's Report – Rate Collection 2021/22:

Resolved: To note the Town Clerk's report dated 30th March, 2021, advising of the decision taken by the Treasury with regard to offering some support for those in the community economically affected by Covid-19 and with regard to payment of rate income to local authorities.

(2020/21:333) Town Clerk's Report – Wayleave Bircham Avenue Area:

Members agreed to consider this report at a later stage of the meeting in conjunction with a report concerning Fibre Broadband Role Out... (Clause 335 refers). [Listed at this point for continuity with Agenda].

(2020/21:334) Finance Officer General Report:

Resolved: To note and approved the Finance Officer's general report dated 14th April, 2021, subject to the following:-

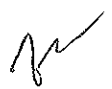
IOM Bank Loans: The Finance Officer advised that the Transfer dates referred to should read 2021. It was proposed by Mr. McGuinness seconded by Mr. Cowie and agreed to accept and progress the recommendations of the Finance Officer, namely: -

- 1) To undertake necessary preparations to transfer from LIBOR to an alternative RFR as from 1st January 2022 and
- 2) Transfer existing LIBOR loan facilities to SONIA.

Works and Development:

(2020/21:335) Town Clerk's Reports – Wayleave Bircham Avenue Area and Fibre Broadband Role Out – Planning Consents:

Members discussed the Town Clerk's reports dated 9th and 12th April, 2021, respectively on these related matters including planning aspects, having regard to permitted development; aesthetics of and need for overhead cables and queried the cost comparison between overhead or ducted cables. Concern was also expressed about costs to be passed onto consumers particularly in respect of flats such as those at Bircham Avenue Close.



(2020/21:335) Town Clerk's Reports – Wayleave Bircham Avenue Area and Fibre Broadband Role Out – Planning Consents Continued:

The Housing and Property Manager drew attention to the possibility that flats at Bircham Avenue Close would require the renewal of external rendering within the next 5 – 10 years and if overhead cables are attached to these properties there would also be additional costs as Manx Telecom would need to be engaged to enable such works to be fully carried out.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Parker and agreed by 5 votes to 1, Mr. McGuinness voting against, that Manx Telecom be informed of the Commission's concerns and be asked to provide relative cost breakdowns, upon receipt of which further consideration will be given to entering into a wayleave agreement, which would be subject to Departmental approval.

(2020/21:336) Town Clerk's Report – Redevelopment Caine's Yard – Amenity Space:

Members considered the Town Clerk's report dated 26th March, 2021, concerning the redevelopment of Caine's Yard and the requirement to provide Amenity Space, or in its absence payment of an abated sum, in terms of the Isle of Man Strategic Plan 2016.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Cowie and agreed that a Section 13 Agreement be entered into for an abated sum of £12,036.00 to be accepted in respect of public open space provision at the development proposed for Caine's Yard.

Members noted that the sum is required to be paid prior to habitation of the first unit and that some areas of open space identified within the planning consent may still be offered for adoption by the Commission in the future.

(2020/21:337) Technical Services Manager's Report - Planning Applications:

Members agreed that the Technical Services Manager's Report dated 13th April, 2021, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and no objections be made to such applications, subject to the following:-

P.A. NO.:	20/01080/B	AMENDED PLANS
PROPOSED:	Residential development of 164 dwellings with associated drainage, highway works and public open space	
NOTES:	P.A. in Detail	
SITE:	Land at Lower Milntown Farm (Fields 134278, 134279, 134280, 13481, 134282, 134283, 134284, 134288 & 134289) and strip of land between Auldyn River & Auldyn Meadows, off Lezayre Road, Lezayre & Ramsey.	

It was proposed by Mr. Cowie, seconded by Mr. McGuinness that the Commission object as the proposals do not comply with the West Ramsey Development Scheme.



(2020/21:337) Technical Services Manager's Report - Planning Applications Continued:

Mr. Young proposed an amendment that the Commission fully object to the proposal as neither sewerage nor roads can cope with development of this scale. Mr. Oldham seconded the proposal which was put to the vote and defeated by 4 votes to 2.

The original proposal was put and carried by 4 votes to 2, Messrs. Oldham and Young voting against.

REF NO: 3872
P.A. NO.: 21/00232/B
PROPOSED: Variation of condition 1 of PA 18/01234/B for the approval in principle for the erection of a four storey apartment block, to extend the period of approval for a further two years
NOTES: P.A. in Detail
SITE: **21 & 22, West Quay, Ramsey.**

Members noted the recommendation to submit an objection but were informed that this application had already been approved and should they wish to comment they had right of appeal, which they declined to do.

REF NO: 3875
P.A. NO.: 21/00290/C
PROPOSED: Additional use of residential property (class 3.3) as tourist accommodation (class 3.6)
NOTES: P.A. in Detail
SITE: **30, Traie Twoaie, Ramsey**

Members asked if the tourism use was "Bed and Breakfast" or full letting – and were informed that it was an application by the developer in respect of a mid-terrace property and that this application had also already been approved.

REF NO: 3876
P.A. NO.: 21/00250/GB
PROPOSED: Conversion of existing offices and erection of extension to provide two residential apartments (class 3.4) in association with 21/00251/CON
NOTES: Registered Building
SITE: **9, Auckland Terrace, Parliament Street, Ramsey**

It was proposed by Mr. McGuinness seconded by Mr. Cowie that the Commission object to the development which is considered inappropriate and lacking in parking provision.



(2020/21:337) Technical Services Manager's Report - Planning Applications Continued:

An amendment was put by Mr. Parker seconded by Mr. Young that objection be made only on the grounds of lack of parking. The amendment was put to the vote and failed no further support being forthcoming.

The original proposal was put and carried on the casting vote of the Chairman – Messrs. Cowie, Greenwood and McGuinness voting in favour.

REF NO: 3878
P.A. NO.: 21/00321/B
PROPOSED: Installation of a heat pump
NOTES: P.A. in Detail
SITE: **17, Rheast Mooar Close, Ramsey.**

Members noted that it had been recommended to submit an observation on this application concerning the location of the pump – but members saw no problem and agreed no comment be made.

REF NO: 3882
P.A. NO.: 21/00293/B
PROPOSED: Installation of replacement windows, installing new window in rear annex, installing new external gutter to rear pitched roof and installation of new glass balustrade to front elevation
NOTES: P.A. in Detail
SITE: **12 - 13, West Quay, Ramsey**

Members saw no reason to submit any comments / objection on this application.

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

(2020/21:338) Technical Services Manager's Report – DEFA Tree Register:

Resolved: To note the Technical Services Manager's report dated 9th April, 2021, advising that DEFA have given notice that 18 trees in various locations within Ramey have been placed on the Register of Trees and a further 27 also within the Town, under the ownership of the Department of Infrastructure have also been placed on the register.

Members were reminded that entry on to the register does not restrict reasonable management or work, subject to prior application for a licence to undertake such maintenance or work being made.



Parks and Leisure:

(2020/21:339) Town Clerk's Reports ... Adoption of Open Spaces:

Members simultaneously considered the Town Clerk's reports dated 30th March, 2021, concerning the adoption of open spaces at Auldyn Meadow Estate and Auldyn Walk Estate.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed that the petitions be submitted to the Department of Infrastructure for approval to acquire the land, for nominal consideration, in terms of Section 25 of the Local Government Act 1985 .

Members were informed that they could inspect the sites first and insist they be brought into best condition before such adoption. Members were also reminded of the statutory provisions related to the adoption of open spaces.

Any Other Business:

(2020/21:340) Town Clerk's Report – Liquor Licensing and Public Entertainments Bill 2021:

Members considered the Town Clerk's tabled report dated 21st April, 2021, concerning the consultation being promoted by the Department of Home Affairs with regard to the draft Liquor Licensing and Public Entertainments Bill 2021, such Bill being designed to consolidate and update the legislation relating to alcohol licensing and music and dancing, with the aim of bringing about a standards' driven, safety orientated, less bureaucratic and more flexible licensing regime.

The Bill has been developed following consultation with members of the public, industry representatives, and colleagues across the government and legislature, along with other key stakeholders, on the core policy principles behind the Bill.

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed the Department be informed of the Commission's support of the Bill.

(2020/21:341) Matters Raised by Members of the Public:

To note for record purposes, that no matters had been received.

(2020/21:342) Representative Report:

Resolved: To note the report of a meeting of the Isle of Man Municipal Association, held on 25th March, 2021, submitted by Mr. Cowie.



(2020/21:343) Bathing Water Quality Signage:

Mr. Young asked when the bathing water quality signage would be provided and was informed that this would be when DEFA is able to do so.

The Chairman closed the public session at 8.32 p.m. and, after thanking Mrs. Woolley for her attendance, moved directly to private business.

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.

(2020/21:344) Minutes:

It was noted, for record purposes that no matters from the Board Meeting held on 17th March, 2021, were recorded in private.


Matters for Information:

(2020/21:345) Housing Committee:

It was noted, for record purposes, that the Housing Committee did not meet in April, 2021, due to Covid-19 lockdown restrictions.

(2020/21:346) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 14th April, 2021, and the following comments made thereon, accepting that some matters may be referred to within other Clauses of these minutes:-

- **Ramsey North Beach (Raft)** – the Housing and Property Manager advised that only one raft is now being progressed and that another local authority has requested assistance in the future.
 - **Ramsey Courthouse** – Mr. Oldham indicated his intention to discuss the matter further in person with the Deputy Town Clerk.
 - **Planning Enforcement** – the Town Clerk informed members of his understanding that a further possible breach has been brought to the attention of the Planning Authority and confirmed he will seek an update and statement.
 - **Water Play Area** – it was noted that materials are now on site.
 - **Boundary Extension** – the Town Clerk advised that he has been made aware that the Department had questions it wished to put to the Commission, but no letter has been received as yet. Reference was made to affordable housing and agreed that this is a matter of which the Commission should bear in mind.
 - **Rainbow Bench** – Mr. McGuinness referred to paint stripping on other benches situate around the Town. The Housing and Property Manager suggested that the chat benches may have been painted over varnish and not primed properly and it was agreed to check those benches.
 - **Slappy Kerb** – members were informed that it is understood that a location has been agreed and installation by a third party is to proceed.
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(2020/21:346) On-Going Matters “Action Tracker” Continued:

Members also noted the Register of Ruinous Property and Unsightly Land and Buildings to 14th April, 2021, subject to the following:-

- *Auldyn House* – the Technical Services Manager reported very recent problems with the property and in advising that the owner wishes to progress repairs / redevelopment indicated that a representative wished to speak with the Commission. It was agreed that the representative be invited to attend a Special Board Meeting already scheduled for 4th May, 2021.
- *40, Waterloo Road* – the Technical Services Manager informed members that the owner has queries with regard to the boundaries of the property which are being progressed.
- *10 West Quay* Members noted that the adjacent property has been acquired and the new owners have concerns about the neighbouring property.
- *5, College Street* – the Town Clerk advised that a Time and Place Meeting is being arranged.

Finance and General Purposes:

(2020/21:347) Deputy Town Clerk’s Report – Commercial Rents:

Members considered the Deputy Town Clerk’s report dated 14th April, 2021, concerning the extension of Covid-19 circuit-breaker lockdown to mid-night on 18th April, and the effect on a commercial tenant of the Commission’s property who had now requested a “rental payment holiday”.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Cowie and agreed that the rental holiday be extended to 19th April and in the event of a further lockdown announcement it should be extended to the end of the month of April 2021.

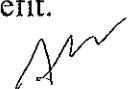
(2020/21:348) Finance Officer’s Report:

Resolved: To note and approved the Finance Officer’s Report dated 14th April, 2021, subject to the following:-

Estimates and Revenue Expenditure – Mr. Cowie requested a breakdown of items classified as “Miscellaneous Incidental”. The Finance Officer undertook to supply the information. In response to a query concerning commercial refuse income members were informed that invoices are due to be sent out.

Aged Debtors – Members were informed that a specific business queried would have further debt.

Aged Debt Year End Treatment – It was proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed that those debts totalling £5,977.25 be written off and V.A.T., totalling £996.21 be reclaimed. It was further resolved that the provision for bad debt within the Commission’s accounts be reduced accordingly. In response to a query, it was felt the use of private debt collections services would be of little benefit.



Works and Development:

(2020/21:349) Town Clerk's Report – Building Control Act – 67 Parliament Street:

Members considered the Town Clerk's Report dated 14th April, 2021, advising of correspondence with the owner of 67 Parliament Street in an effort to improve the appearance of this property, by way of removal of the hoarding.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed, in the absence of works promised being undertaken with the requested time the Town Clerk to issue a Notice under Section 24 of the Building Control Act, 1991 requiring the hoarding to be removed.

(2020/21:350) Technical Services Manager's Report – Christmas Lights:

Members considered the Technical Services Manager's report dated 9th April, 2021, providing further options with regard to the provision of decorative lighting by way of purchase of an artificial Christmas tree.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed by 4 votes to 2 Canon Greenwood and Mr. Young voting against, that the tree presented at option 12 be purchased.

The Technical Services Manager took the opportunity to advise members of her initial thoughts for providing interactive decorative lighting facilities within the Mooragh Park.

(2020/21:351) Technical Assistant's Report – Damage to Street Lighting Column:

Members considered the Technical Assistant's report dated 13th April, advising of damage caused to a street lighting column during tree felling works and that the private contractor undertaking the tree -limbing had appealed against the invoice raised for the replacement and refitting of the column.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed, the amount be reduced by half, having regard to the age of the column, noting that the fitting was serviceable and would not have otherwise failed.



Housing and Property:

(2020/21:352) Housing and Property Manager's Report – Cronk Elfin Refurbishment:

Members considered the Housing and Property Manager's report dated 12th April, 2021, advising of the quotations submitted by 4 local contractors for refurbishment works at Cronk Elfin.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. Cowie and agreed, the lowest tender be accepted and the necessary petition for borrowing powers be submitted. Members noted that the interest arising would form part of the housing deficiency payment and have no financial impact upon the Commission.

Parks and Leisure:

(2020/21:353) Deputy Town Clerk's Reports Events Update and Scenic Car Tour 2021:

Resolved: To note the Deputy Town Clerk's Reports dated 13th and 14th April, 2021, advising of revised date of various events.

Mr. Parker queried if these matters could be reported in public and was informed not as the organisers had not yet made the dates known.

Any Other Business:

(2020/21:354) Beach Racing South Foreshore:

Resolved: That following a proposal by Mr Cowie, seconded by Mr. McGuinness and agreed, permission be granted Ramsey Station, RNLI to organise beach racing on Monday, 3rd May, 2021.

Mr. Parker declared a non-pecuniary interest.

(2020/21:355) Station Road Car Park:

The Town Clerk verbally reported receipt of the Agreement between the Commission and Isle of Man Enterprises PLC in respect of the rental of land forming part of the Commission's car park at Station Road to facilitate a bin store and fuel tank area, the terms of which had previously been agreed. Members were reminded that the agreement will be subject to payment of rental by the company which is subject to CPI price reviews at various stages.

Resolved: That the agreement be signed and sealed on behalf of the Commission.



Matters of Establishment

(2020/21:356) Establishment Committee:

Resolved: To note and approve the minutes of the meeting of the Establishment Committee held on 14th April, 2021.

The meeting closed at 9.45 p.m. giving a time of 3 hours for the payment of attendance allowances.



Chairman.