

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, 16th June, 2021, at 7.00 p.m.

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

Apologies for absence were received from Mrs. J. Wedgwood and Mr. N. P. Howard.

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

(2021/22:041) Minutes:

Resolved: That the Minutes of the Board Meeting held on 19th May, 2021, and those of the Special Meeting held 9th June, 2021, be confirmed and signed by the Chairman.

(2021/22:042) Matters Arising:

No matters were formally raised.

Mr. Young queried beach bathing water quality testing for the North beach. The Town Clerk advised that he understood that testing is on-going but no certification has been issued.

Mr. Parker queried the responses sought from the Department of Infrastructure with regard to traffic parking strategy and enforcement and road-line painting in Parliament Street. The Town Clerk advised that reminders had been given to the Department. Mr. Parker asked if road-line painting could also be requested for Bowring Road.

(2021/22:043) Chairman's Report:

Resolved: To note the Chairman's report dated 10th June, 2021.

Finance and General Purposes:

(2021/22:044) Town Clerk's Report – Local Authority General Elections:

Resolved: To note the Town Clerk's report dated 4th June, 2021, advising of the election date of 22nd July, and the schedule.



(2021/22:045) Finance Officer General Report:

Resolved: To note and approved the Finance Officer's general report dated 9th June, 2021, subject to the following:-

Summary of Revenue Income and Expenditure: - Mr. Cowie queried the costs for refuse removal and was advised that Commercial Refuse is "playing catch-up" after technical difficulties.

Works and Development:

(2021/22:046) Town Clerk's Report – Fibre in Ramsey – Planning:

Members discussed the Town Clerk's report dated 2nd June, 2021, detailing the response to advice sought with regard to clarification of the provision of telegraph poles for fibre installation. The Town Clerk verbally reported on a letter sent by Manx Telecom to residents at Marlborough Crescent / Way, Clifton Drive and Thornhill Park, following a meeting held on 26th May, 2021, advising that Manx Telecom "...will not now proceed with the current proposals to erect poles in the area but will with the Department of Infrastructure and other interested parties to better understand the new options to deliver underground fibre in a cost-effective way."

Manx Telecom have committed to a further trial and have indicated that they will not progress any further works in the area without engaging with the residents first for a consensus on the plans. The company anticipate that it will take another six months for them to gather the information they need.

Resolved: That the Town Clerk's report be noted.

(2021/22:047) Town Clerk's Report – Planning Enforcement:

Resolved: To note the Town Clerk's report dated 10th June, 2021, detailing that the Planning Office has confirmed that planning submissions are being dealt with at the time in respect of Unites 22 and 24 Gladstone Park and also that the Enforcement Officer has asked for more information with regard to a catering operation on the Industrial Park.

(2021/22:048) Technical Services Manager's Report - Planning Applications:

Members agreed that the Technical Services Manager's Report dated 9th June, 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:-



(2021/22:048) Technical Services Manager's Report - Planning Applications continued:

REF NO: 3895
P.A. NO.: 21/00585/B
PROPOSED: Erection of a building to provide retail and office space, with associated access, parking, landscaping and drainage
NOTES: P.A. in Detail
SITE: **Former Barry Curran and Farmers Combine Site, West Quay, Ramsey.**

Mr. Cowie welcomed the application and suggested the Commission indicate their support. Mr. Williams proposed the submission of an observation suggesting the opportunity had been missed to submit a modern design. Members were reminded that the planners had indicated that they would find it helpful if local authorities indicated support of applications.

Canon Greenwood referred to the comments made by the developers of "Auldyn House" that inferred there were too many offices in Ramsey. It was suggested that it was the nature of the building being converted that was the problem.

It was proposed by Mr. Parker, seconded by Mr. Cowie and agreed that the Commission indicate their support of the application. It was confirmed that there did not appear to be any problems with vehicular access or egress.

REF NO: 3896
P.A. NO.: 21/00593/B
PROPOSED: Erection of a detached dwelling with attached garage
NOTES: P.A. in Detail
SITE: **Rheast Mooar House, Andreas Road, Ramsey.**

Although noting loss of an historic building, Mr. Williams proposed support of the application in that it is modern and energy efficient. Mr. Parker queried if the planning system "was being used" but seconded the proposal, which was carried by 7 votes to 1, Mr. Cowie voting against.

REF NO: 3897
P.A. NO.: 21/00600/B
PROPOSED: Erection of five detached dwellings with associated garages, parking and external works
NOTES: P.A. in Detail
SITE: **Land at Corner of Premier Road and Mooragh Promenade, Ramsey.**

It was proposed by Mr. Oldham, seconded by Mr. Williams and agreed by 5 votes to 3, that the Commission object to the application which is considered to be over-crowded and suggest 4 houses would be preferable. Messrs. Cowie, McGuinness and Parker voted against.

(2021/22:048) Technical Services Manager's Report - Planning Applications continued:

REF NO: 3898
P.A. NO.: 21/00616/B
PROPOSED: Alterations and erection of extension (amendment to PA 20/01253/B)
NOTES: P.A. in Detail
SITE: **32, Laurys Avenue, Ramsey.**

It was proposed by Mr. Cowie, seconded by Mr. Williams that the Commission submit an observation, seeking clarification on the possible loss of parking space. Mr. McGuinness queried if the proposal was for an observation or an objection. Mr. Cowie qualified his proposal in suggesting an observation because he felt that an error has been made on the plans. The proposal was carried without division.

Appendix:

RTC Application 3777 – members were reminded that it had been a condition in the original approval about which an appeal had been submitted.

Housing and Property:

(2021/22:049) Housing and Property Manager's Report – Various Assets Update:

Resolved: To note the Housing and Property Manager's report dated 9th June, 2021, advising of the progress of the Waterplay Area Mooragh Park, the Beach Raft and repairs to the Hospice Sit and Chat benches, subject to the following:-

Water Play Area Mooragh Park – members were informed that the works are completed and the feature will be up and running from Friday, 18th June. It was agreed to give publicity to the re-opening.

Beach Raft – South Beach – in response to a query Mr. Young confirmed that he had made a personal donation of £100 towards the cost of the raft and "Save the Bay" had donated £150. The ultimate location requires to be confirmed.

Mr. Young referred to the lack of beach cleaning in recent years, which has resulted in birds nesting that cannot be disturbed, which he believes is restricting use of the foreshore.



Parks and Leisure:

(2021/22:050) Town Clerk's Report Public Open Space – Royal Park Phase 2:

Members considered the Town Clerk's report dated 4th June, 2021, advising of the approach made by Hartford Homes proposing the establishment of a "micro-forest" on land comprising part of Phase 2 the Public Open Space to be adopted at Royal Park.

Resolved: That, following a proposal by Mrs. Quayle, seconded by Mr. Parker and agreed, Hartford Homes be informed that the Commissioners support the creation of a micro forest in association with the Manx Wildlife Trust and will seek to promote a community event to undertake tree planting.

The Town Clerk referred to a suggestion from the Commission's Head Gardener that a small area be kept cut to enable ball games and it was agreed this be discussed with the developers.

Any Other Business:

(2021/22:051) Representative Report(s):

Resolved: To note the representative report submitted by Mr. McGuinness for the Isle of Man Municipal Association.

(2021/22:052) Proposed 20 mph Zone Town of Ramsey / Parliament Street:

Members considered a map illustrating the proposed pedestrian crossing points intended for use in Parliament Street, such crossings also being intended to act as speed restrictors, as part of a recent Order to make part of the town centre subject to a 20 mph speed limit.

It was noted that the Department will liaise with local businesses in regard to the proposals and timing of works.

Resolved: That following a proposal by Mr. Parker seconded by Mr. Williams and agreed the proposals be supported subject to the timing of the works not clashing with works to be undertaken on the Quayside. Mr. Parker indicated that the proposal to introduce a 20-mph restriction is in accordance with the Commission's agreed "Slow Down in our Town" policy.

(2021/22:053) Ramsey Quayside:

Members considered the Town Clerk's tabled report dated 16th June, 2021, detailing the history of Board discussions / decisions with regard to the Department of Infrastructure's proposals for Ramsey Quayside. The Town Clerk verbally advised that a meeting with representatives of the Board might also be a possible option.

(2021/22:053) Ramsey Quayside continued:

Mr. Williams expressed his understanding that with the exception of clarification on one matter, still awaited, the Commission had agreed to support the proposals.

Mrs. Quayle expressed the view that the Commission should endeavour to hold a further meeting with the Department to ensure that, as a retiring Board, all the matters had been progressed as far as possible.

Mr. Young indicated his total opposition to the Department's proposals.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Young and agreed by 7 votes to 1, Mrs. Quayle voting against, that the matter be deferred to allow the Board taking office on 1st August to progress.

(2021/22:054) Redundant Telephone Kiosk – Defibrillator Unit:

It was proposed by Mr. Cowic, seconded by Mr. McGuinness and agreed that Standing Orders be suspended to allow consideration of this matter.

The Town Clerk drew attention to a Building Preservation Notice issued by the Department of Environment, Food and Agriculture, issued to Manx Telecom in term of Section 17 of the Town and Country Planning Act, 1999, concerning the telephone kiosk situate at the Courthouse Grounds which the Department is considering including in the Protected Buildings Register. It is contended that the telephone kiosk, designated a K8 model, appears to be of special architectural or historic interest.

The Town Clerk advised that he would hope the Commission's proposal to insert a defibrillator unit in the redundant kiosk would still be acceptable but advised that it is probable that if registered the kiosk might have to remain red. It was noted that the Town Clerk would make enquiries about this. He also reminded members that formal Departmental approval is needed prior to the Commission acquiring the kiosk.

A proposal was put by Mr. Parker that the Commission, if the kiosk is registered as a Protected Building, have nothing further to do with the matter.


An amendment was put by Mr. McGuinness in line with that put by Mr. Parker with the addition that the Commission object to the registration. The amendment was seconded by Mr. Williams, put to the vote and carried without division.

It was noted that responses to the proposal to register the kiosk are required to be submitted on or before 9th July, 2021.



(2021/22:055) Mountain Road Closure – Essential Roadworks:

The Town Clerk advised members of proposals advised by the Department of Infrastructure to close the Mountain Road for essential roadworks from Barrule Park to the Bungalow between 16th August until no later than 19th September on a “24/7” basis. The Mountain Road will also close Monday to Friday 9 a.m. to 4 p.m. between the Creg Na Baa to the Bungalow during the same dates. The Tholt Y Will Road will remain open and access to the “Victory Café” and the Bungalow tram station will be maintained.

Mr. McGuinness expressed his disappointment on the poor communication from the Department of Infrastructure and his appreciation that the works do need to be undertaken. ^{aw}
^ commented that the Department need to improve their communication. 

The Town Clerk reminded members that on other occasions when the Mountain Road had been closed the Commission had requested the Department to ensure other routes are fully maintained.

A proposal by Mr. Cowie seconded by Mr. McGuinness that the Department be again asked to ensure other routes are fully maintained was put to the vote and carried without division.

(2021/22:056) “Pride” Bench:

Mr. McGuinness referred to the “Pride” bench to be sited in Ramsey and his disappointment that it had not been in place during “Pride” week. The Housing and Property Manager advised that this was because it had not been possible to get access to the premises where the bench is stored.

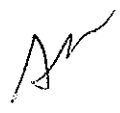
The Chairman closed the public session at 8.07 p.m. and, after thanking Mrs. Woolley and a member of the public for their attendance, moved to private business.

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.

(2021/22:057) Minutes:

It was noted, for record purposes that no matters from the Board Meeting held on 19th May or the Special Meeting held on 9th June, 2021, were recorded in private.

The Town Clerk explained that the minutes of the special meeting were not available because confirmation was awaited from parties named therein to determine their concurrence with the content.



Matters for Information:

(2021/22:058) Housing Committee:

Resolved: To note and approve the Minutes of the meeting of the Housing Committee held on 1st June, 2021, subject to the following:

Clause 18 Vacant Properties – the Housing and Property Manager advised that since the compilation of the Minutes three of those properties listed have been allocated.

(2021/22:059) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 16th June, 2021, and the following comments made thereon, accepting that some matters may be referred to within other Clauses of these minutes:-

- *Vollan / Balladoole Odours* – the Technical Services Manager advised that 3 units have now been connected.
- *Shelter Public Art* – the Deputy Town Clerk advised that the new Head Teacher has expressed an interest to be involved with this project. The Deputy Town Clerk has been asked to liaise with the artist to see if progress can be expedited.
- *Toilet Art* - in response to a query the Deputy Town Clerk advised that the artist is to determine whether or not planning approval is required.
- *Public Open Space* – progress from the developer is awaited.
- *Street Traders’ Policy* – agreed to defer to the new ^{policy} in place from 1st August. AW
- *Boundary Extension* – the Town Clerk confirmed that receipt of the application has been acknowledged by the Department and referred to other local authorities for comment; a draft Order will then be prepared after which it is envisaged that the required Public Inquiry, for which the Commissioners will be required to pay, will be progressed after the House of Keys Elections in September, 2021.
- *Rate Arrears* – the Town Clerk was requested to discuss the matter with recently appointed Government Valuer.
- *Insurance Renewal* – in response to a query the Finance Officer advised that four expressions of interest have been received and that he is preparing papers to enable quotations to be submitted.
- *Town Branding* – the Deputy Town Clerk advised that proposals are on-going, the initial concept has been agreed and parties are waiting for the business case to be “sign-off”.

Members also noted the Register of Ruinous Property and Unsightly Land and Buildings to 16th June, 2021, subject to the following:-

- *Bleak House* – the Town Clerk updated members following a telephone call from an interested party that afternoon. It was agreed that the Town Clerk provide the “new Board” with a historic précis report of this matter. Mr. Young referred to the garden area that the late owner of the property had been using and was assured by the Town Clerk that the Deeds clearly show the garden as being in the Commission’s ownership. AW

(2021/22:059) On-Going Matters “Action Tracker” / Ruinous Buildings Cont:

- *Auldyn House* – the Technical Services Manager advised that the property has now been fully demolished, the road re-opened and the adjacent lane will be re-opened as soon as possible.
- *10/11 West Quay* – the Technical Services Manager advised that, she understood, application is to be made to demolish these premises.
- *Britannia Hotel* – following a proposal by Mr. McGuinness seconded by Mr. Cowie it was agreed to seek information from the brewery about 3 public houses in Ramsey; the company’s proposals for their future and conveying the Commission’s concerns about their current condition. It was agreed to advise the brewery of the powers available to the Commission with regard to unsightly and ruinous buildings.
- *40, Waterloo Road* – the Technical Services Manager was asked to discuss this property further with the owners.
- *5, College Street* – members were informed that it is understood that the occupant has now vacated the property and it was agreed to arrange a Time and Place meeting with the owner, such meeting requires to be a properly constituted quorate Special Board Meeting.

A general report on all outstanding matters is to be prepared as a briefing for the incoming new Board.

Finance and General Purposes:

(2021/22:060) Deputy Town Clerk’s Report – Mooragh Hall:

Members considered the Deputy Town Clerk’s report dated 10th June, 2021, advising of the wish of the proprietor of Parklands Nursery to assign the lease with effect from 1st September, 2021, and that the lease which expires on 31st March, 2022, be renewed for a period of 7 years.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed, the lease be assigned to Hopes and Dreams Limited, for a term of 7 years from 1st April, 2022.

(2021/22:0061) Finance Officer’s Report:

Resolved: To note and approved the Finance Officer’s Report dated 9th June, 2021, subject to the following:-

Estimates and Revenue Expenditure – reference was made to the decrease in Housing Deficiency receipts, members being informed that timing of receipt of deficiency and the monies held in the Housing Reserve Fund were factors but little account is taken by Government of the Commission’s on-going maintenance plans which will reduce the Fund. Mr. Cowie suggested that this matter might be progressed between the Commission’s Policy and Housing Committees.

(2021/22:0061) Finance Officer's Report continued:

The Finance Officer undertook to investigate costs allocated to car parks labour and maintenance, in response to a query; it was noted that "T.T Advertising" budget has been allocated to other events and all staff had undertaken First Aid Training as part of a rolling programme to ensure current certification.

Rent Arrears – members queried the debt by the tenant listed at No. 14 on the list and were advised that this tenant had defaulted on a direct debit payment; and that the tenant listed at No. 45 is being problematic and is not engaging with staff and others trying to assist.

Aged Debtors – the Finance Officer advised that 3 of the 4 larger debts listed have been paid since preparation of the report.

Housing and Property:

(2021/22:062) Housing and Property Manager's Report – Agreement for the Management of Properties....

Resolved: To note the Housing and Property Manager's report dated 9th June, 2021, concerning the proposal to enter into agreement with the Department of Infrastructure for the management of properties other than within the Town of Ramsey.

The Chairman was reminded that media comment would be sought from him, on behalf of the Commission, and that the agreement has yet to be signed by both parties.

(2021/22:063) Housing and Property Manager's Report – Current Capital Works Update.

Members considered the Housing and Property Manager's report dated 9th June, 2021, concerning current capital projects, discussion ensued:-

Close Woirrey: - members considered the options presented within the Housing and Property Manager's report in addition to which Mr. McGuinness suggested an additional option that the Commission opt out of the existing proposals, consider the purchase of Albert Road Car Park to provide a larger car park. The Housing and Property Manager emphasised that there was still a need for housing.

Mr. McGuinness then further proposed the demolition of the existing site, that it be grassed over, a new scheme progressed to provide a greater number of properties than that now proposal and that enquiry be made as to the acquisition of Albert Road Car Park. The proposal was seconded by Mr. Cowie and carried.

The Town Clerk advised that the matter should be raised with the Department and discussions include the possible reimbursement of the cost acquisition of the car park if housing development progressed on that site.

(2021/22:063) Housing and Property Manager's Report – Current Capital Works Update. continued

Cronk Elfin – it was proposed by Mr. Cowie seconded by Mr. Parker and agreed to progress the scheme utilising the revised I3 Report. Mr. Oldham declared an interest, as a resident at Cronk Elfin, and did not vote.

(2021/22:064) Housing and Property Manager's Report – Waiver of 10 Year Residency Requirement:

Members considered the Housing and Property Manager's report dated 9th June, 2021, advising of the request made to the Department of Infrastructure that the 10 Year Residence Requirement for local authority housing be waived. It was noted that on 27th May local authorities had been informed of this and responses sought by 4th June. The Housing and Property Manager's report detailed the Housing and Property Manager's informal response, in that it was not political merely professional.

Members were informed that the Housing Act allows the Department to use discretion, to which Canon Greenwood suggested the Act be changed. Members felt that waiver of the residential criteria would be unfair on those applicants who may have been on a waiting list for many years.

Resolved: To approve the Housing and Property Manager's report.

Parks and Leisure:

(2021/22:065) Deputy Town Clerk's Report – British Enduro Round:

Members considered the Deputy Town Clerk's report dated 9th June, 2021, enquiring if the Commission would grant exclusive use of the area of the Mooragh Amenity Area used for motorhome parking.

A proposal was put by Mr. McGuinness, seconded by Mr. Oldham that the area be kept open. Mr. Parker commented that the area was successfully closed to the public during TT / Festival of Motorcycling events.

Resolved: That the area be closed to the public. The vote was equal Messrs. Canon Greenwood, McGuinness Oldham and Young voting with the proposal but lost on the casting vote of the Chairman.



(2021/22:066) Deputy Town Clerk's Report – Car Boot Sale / "Radio Caroline" Weekend / Events Update:

Members considered the Deputy Town Clerk's report dated 9th June, 2021, concerning requests made to stage events, viz:

Car Boot Sale: Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Williams that subject to no clash of events a car boot sale be permitted on the Mooragh Amenity area in aid of Greenhills Animal Sanctuary on a date to be decided.

"Radio Caroline" Weekend: Resolved: That following a proposal by Mr. Williams seconded by Mrs. Quayle that the Commission welcome this event in 2022 and officers be permitted to engage further with the organisers.

(2021/22:066) Deputy Town Clerk's Report – Car Boot Sale / "Radio Caroline" Weekend / Events Update:

Members also considered the Deputy Town Clerk's tabled report dated 16th June, 2021, entitled "Events Update; viz:

Masons in the Park – Resolved: That following a proposal by Mr. Parker seconded by Mr. Williams and agreed that permission be granted to Northern Freemasons to organise a family charity event "Masons in the Park" on 7th August, 2021, between 1.00 p.m. and 6.00 p.m. and logistical support by way of the provision of barriers and additional litter bins be provided.

Youth Trials Event – Resolved: That following a proposal by Mr. Williams, seconded by Mrs. Quayle and agreed, to allow the event, on a date to yet be agreed, to take place in the Mooragh Park, subject to there being no clash of dates and subject to clarification that the areas proposed to be used are suitable.

Tin Baths / Snake Race and Carnival – Resolved: That, following a proposal by Mr. Cowie, seconded by Mrs. Quayle and agreed, subject to confirm of insurance arrangements and on-going discussions concerning viability, the events be permitted and progressed.

(2021/22:067) Deputy Town Clerk's Report – Fireworks' Display Novembre 5th 2021:

Members consider the Deputy Town Clerk's report dated 9th June, 2021, concerning the 2021 Fireworks' Display, Members were pleased to note that the costs are the same as those of 2020.

Trees Mooragh Island - Resolved: That, subject to confirmation with the Forestry division of the Department of the Environment Food and Agriculture, following a proposal by Mr. McGuinness, seconded by Mr. Williams, 3 trees considered dangerous to the display be felled and replaced by a tree(s) in a more suitable position(s).

(2021/22:068) Deputy Town Clerk's Report –Ramsey Motorcycle Festival:

Members considered the Deputy Town Clerk's report dated 9th June, 2021, concerning the request made by the organisers of recent motorcycle shows to expand the event on 21st and 22nd August and in so doing seeking the logistical support of the Commission. The organisers also ask if the Commission will make application to the Government's "Domestic Event Fund" for aid in financing the event.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Williams and agreed the expanded event be supported and requests for assistant be approved.

Matters of Establishment:

(2021/22:069) Minutes Establishment Committee:

Resolved: To note and approve the minutes of the meeting of the Establishment Committee held on 12th May, 2021.

Reference was made to trees identified at the Courthouse grounds which require replacing and Mr. Oldham indicated that the Royal British may be prepared to provide one tree. [Mr. Oldham was advised of the possible cost.]

The meeting closed at 9.58 p.m. giving a time of 3 hours for the payment of attendance allowances.



Chairman.