

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, 15th September 2021, at 7.00 p.m.

Present: Messrs. A. J. Oldham, G. S. Court, R. D. Cowell, Revd Canon N. D. Greenwood, S. R. Kelly, J. McGuinness, L. I. Singer, F. B. R. Williams and W. G. Young.

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

(2021/22:150) Minutes:

Resolved: That the Minutes of the Board Meeting held on 18th August, 2021, and those of the Special Meetings held on 25th August and 8th September, 2021, be confirmed and signed by the Chairman, subject to the following:-

19th August - Clause 124(b) – Penultimate paragraph – Mr. Williams asked that the words of the Manx Wildlife Trust and Chamber of Commerce be added between the words “representation” and “separate” for clarity. This was agreed.

(2021/22:151) Matters Arising:

Mr. Singer queried if a response had been received in respect of the Media Partnership referred to in Clause 143 and was informed that the Chamber of Commerce has not met recently but the matter will be discussed between officers on 17th September.

Matters for Information:

(2021/22:152) Policy Committee:

Resolved: To note the minutes of the meeting of the Policy Committee held on 1st September, 2021.

(2021/22:153) Action Tracker September 2021:

Resolved: To note the “Action Tracker” to 9th September, 2021, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Ramsey Quayside – it was noted that a display of proposals will be staged at Ramsey Courthouse prior to the scheme going forward for planning approval.

Empty Pubs – it was noted that the Town Clerk and Deputy Town Clerk are scheduled to meet with representative of the brewery on 20th September.

Mr. McGuinness thanked the Chairman for bringing these matters into public.



(2021/22:154) Chairman’s Report:

Resolved: To note the Chairman’s report dated 9th September, 2021, subject to the following:-

Ramsey in Bloom / Ramsey Horticultural Society – the Chairman asked the Lead Member to consider if these events could be of mutual benefit each to the other.
Battle of Britain Sunday – the Chairman commended attendance at this commemorative Service.

Finance and General Purposes:

(2021/22:155) Town Clerk’s Report – Local Authority Vacancies:

Resolved: To note the Town Clerk’s report dated 9th September, 2021, concerning the filling of vacancies within the Commission that will take place following the House of Keys elections. It was noted that the date of the Polling, which has yet to be decided upon, is likely to be in late November and that Notice of Poll will be issued allowing for statutory time factors.

(2021/22:156) Finance Officer General Report:

Resolved: To note and approved the Finance Officer’s general report dated 8th September, 2021, subject to the following:-

The Lead Member took the opportunity to again remind members that the budget process for 2022/23 will commence shortly.

Accounts – in response to a query the Finance Officer explained why Manx Utilities appear twice within the accounts list and was advised that this was for ease of referencing the cost of electricity supplied and maintenance and renewal works.

Income and Expenditure:

- Mr. Singer queried why there was an account heading for “private property repairs” and was advised that the item referred damaged caused to property, for which the Commission has responsibility, by a third party in a motor vehicle accident reparation for which is being liaised between the owner of the car and insurers.
- Mr. Oldham queried why the Commission does not employ any apprentices at the moment. Mr. McGuinness advised that the Commission hoped to change this in the near future. Whilst the offer of any apprenticeship carries no guarantee of future employment the Commissioners were pleased that it had been possible to offer the last apprentice a full-time position.



Works and Development:

(2021/22:157) Technical Services Manager’s Report - Planning Applications:

Members agreed that the Technical Services Manager’s Report dated 8th September, 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:-

REF NO:	3808	<u>AMENDED PLANS</u>
P.A. NO.:	<u>20/01080/B</u>	
PROPOSED:	Residential development of 166 dwellings with associated drainage, highway works and public open space	
NOTES:	P.A. in Detail	
SITE:	Land at Lower Milntown (Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289) and Strip of Land Between Auldyn River & Auldyn Meadows, Off Lezayre Road, Lezayre & Ramsey.	

It was proposed by Mr. Singer that the Commission object to the application as the earlier development approved is not yet completed and that the application does not comply with sections of the West Ramey Development Framework, nor does it seem to provide the required number of affordable housing units.

The Town Clerk explained the Section 13 agreements that can be entered into with regard to alternative provision than affordable housing and advised that the Commission should see if any provision is included in the planning report. Mr. Cowell queried why the application was presented as the development is in Lezayre. The Town Clerk advised that the Commission has statutory interested party status as the development abuts the Town Boundary.

Mr. Young seconded Mr. Singer’s proposal which was carried without division.

REF NO:	3897	<u>AMENDED PLANS</u>
P.A. NO.:	<u>21/00600/B</u>	
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.	

Members were informed that this application has been withdrawn.



(2021/22:157) Technical Services Manager's Report - Planning Applications Continued:

REF NO: 3902 AMENDED PLANS
P.A. NO.: 21/00621/C
PROPOSED: Change of use of vacant site to a temporary car park
NOTES: P.A. – Change of Use
SITE: **Land to the East of Co Op, Albert Road, Ramsey**

REF NO: 3903 AMENDED PLANS
P.A. NO.: 21/00622/C
PROPOSED: Change of use of vacant site to a temporary car park
NOTES: P.A. – Change of Use
SITE: **21 – 22, West Quay, Ramsey**

Members considered these applications at the same time. The Lead Member's suggestion to submit an observation did not find favour.

Mr. McGuinness proposed that the Commission do not submit an observation as the Commission would not be in favour of the short-time frame allowed. The Technical Services Manager informed members that the short-time parking for vacant sites was in accordance with the policy of the Department of Infrastructure and that the surfaces would require to be laid with hardcore.

An amendment was put by Mr. Williams that the Commission comment that the Commission would wish to see the car parking being permitted until such time as the owners of the respective sites submit plans for redevelopment.

Mr. McGuinness withdrew his original proposal and seconded that put by Mr. Williams, which was put to the vote and carried without division.

REF NO: 3922
P.A. NO.: 21/01005/B
PROPOSED: Demolition of 22 Parliament Street and 6 West Quay
NOTES: P.A. in Detail
SITE: **22, Parliament Street and 6 West Quay, Ramsey.**

The Town Clerk was granted permission to speak on this application and advised the Board that a request had been received that any demolition directive in respect of the sites be subject to such works not being carried out before Christmas, to prevent impact upon the retail sector leading up to Christmas through obstruction and possible closure of Parliament Street, etc.

Resolved: That following a proposal by Mr. Oldham seconded by Mr. Kelly and agreed without division that the comments be conveyed to the Planning Committee



(2021/22:157) Technical Services Manager’s Report - Planning Applications:

Appendix:

REF NO: 3914
P.A. NO.: 21/00814/B
PROPOSED: Creation of a driveway and vehicular access
NOTES: P.A. in Detail
SITE: **2, Coburg Road, Ramsey.**

Members noted that this application had been refused by the Planning Committee and queried whether the applicant or any neighbours had submitted an appeal against the decision.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. McGuinness and agreed to submit an appeal, should no one else do so. The Town Clerk reminded members that there would be cost implications in submitting an appeal.

Any other business:

(2021/22:158) Sundry Matters:

- ***Provision of Toilet Facilities T.T. Week*** – Mr. McGuinness ask Mr. Kelly, as Lead Member for Works and Development, to give budgetary consideration to the provision of temporary toilet facilities for T.T. week 2022, to be sited in the vicinity of Parliament Square. Mr. Singer queried who would be responsible for cleaning and was informed that the hirer undertakes responsibility for cleaning and “servicing” the toilets.
- ***Manx Telecom Fibre Poles Wayleaves*** – in response to a query on progress on this matter Mr. Cowell was informed that advice is still awaited from the Government Valuer.
- ***Demolition of Property 22 Parliament Street*** – Mr. Cowell referred to the proposed demolition of yet another property and asked if the Commission can insist on development. The Town Clerk informed members of his understanding that the owner has plans being prepared for the site.
- ***Raft South Foreshore*** – Mr. Young queried why the raft had been removed from the foreshore and was advised that it had come loose from its moorings and it had been decided to remove it. It was suggested that stronger anchorage be investigate for 2022.
- ***Removal of Gravel South Foreshore*** – Mr. Young asked if could remove more gravel from the South Foreshore, at no cost to the Commission. The Town Clerk advised that the area between the high and low water marks is registered as an Area of Special Scientific Interest, but anything above the high-water mark could be removed but could not be sold on to a third party.
- ***Weeding Mooragh Promenade*** – Mr. Young asked if the weeding programme being undertaken on the Queen’s Promenade could be extended to the Mooragh Promenade and was informed that this work was within the scheduled programme of works.

The Chairman thanked the public and media for attending and closed the public session at 7.45 p.m.



(2021/22:159) Minutes:

It was noted, for record purposes that no matters from the Board Meeting held on 18th August, 2021, nor the Special Meetings held on 25th August, and 8th September, 2021, were recorded in private.

The Minutes of the Special Meeting held on 6th September, 2021, were presented in private and approved for signature by the Deputy Chairman, subject to the following:

Members queried if the minutes could be brought into the public sector and were advised not because formal agreement has not yet been reached nor have all parties been informed of the decision taken.

Mr. Singer referred to the special board meeting held on 8th September and informed members that he did not attend as he had not received notification of the meeting.

Matters for Information:

(2021/22:160) Housing Committee:

Resolved: To note and approve the Minutes of the meeting of the Housing Committee held on 7th September, 2021, subject to the following:

Clause 32b) Cronk Elfin External Refurbishment – the Housing and Property Manager was asked to ensure that tenants are kept informed of the schedule of works.

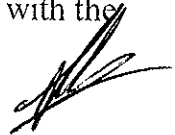
Clauses 44) Tenant Issues – in response to a query from Mr. Singer, the Housing and Property Manager explained the circumstances of this clause, which was complicated because the tenant will not communicate with officers. It was confirmed that legal advice will be sought as to how best to progress this matter, after a final attempt to contact the tenant.

Clause 45d) Additional Resident – Mr. Singer queried the lack of decision conveyed within the clause and was informed that the request had been approved for a temporary lodger for which a lodger charge would be applied.

(2021/22:161) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 9th September, 2021, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

- *Rate Arrears* – the Town Clerk advised that a meeting has been requested with the Government Valuer.



Finance and General Purposes:

(2021/22:162) Town Clerk's Report – Land at Royal Park:

Members considered the Town Clerk's report dated 9th September, 2021, advising of the request made by a resident at Royal Park to purchase an area of land scheduled to be transferred to the Commission as public open space.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Court and agreed unanimously that the request be refused, as the Commissioners believe such sale could set an unwelcome precedent.

(2021/22:163) Finance Officer's Report:

Resolved: To note and approved the Finance Officer's Report dated 8th September, 2021, subject to the following:-

Aged Debtors – Mr. Cowell queried the first debtor appearing on this appendix and was advised of the circumstances pertaining thereto.

Provision of Insurance Service – it was proposed by Mr. McGuinness, seconded by Mr. Williams and agreed without division to accept the insurance services detailed in Quotation 1 which is based on a 5-year appointment plan.

(2021/22:164) Technical Services Manager's Report – Wayleave Agreement:

Members considered the Technical Assistant's report dated 7th September, 2021, advising of the request received for a wayleave agreement to be entered into to facilitate a water connection across land in the Commission's ownership.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Court and agreed without division, that the wayleave be granted subject to the consent of the Department of Infrastructure and agreement of the fee to be charged with the Government Valuer.

Works and Development:

(2021/22:165) Technical Services Manager's Report – Ruinous Property:

Members considered the Technical Services Manager's report dated 9th September, 2021, advising of the protracted efforts that have been made to contact the owner of the property referred to therein, which is considered to be in a ruinous state. The Technical Services Manager advised that the options available to the Commission under Building control legislation are limited and seeking legal advice would be beneficial having regard to the circumstances of this case.

Resolved: That, following a proposal by Mr. Court, seconded by Mr. McGuinness and agreed without division, to progress legal proceedings.

Parks and Leisure:

(2021/22:166) Deputy Town Clerk's Report – Fireworks Display:

Members considered the Deputy Town Clerk's report dated 9th September, 2021, concerning the 2021 Fireworks Display, as a result of which the following resolutions were framed:-

- **Charitable "Bucket Collection":** – proposed by Mr. Court, seconded by Mr. McGuinness and agreed by 7 votes to 2 to refuse the request for a bucket charitable collection to be taken at the event. Messrs. Cowell and Singer voted against.
- **Sale of Merchandise by Schools:** proposed by Mr. Court, seconded by Mr. McGuinness and agreed without division, that should a request be made, as in previous years, it be approved.
- **Sale of Merchandise Commercial Operators:** proposed by Mr. Court, seconded by Mr. Singer and agreed by 8 votes 1 to, Mr. Williams voting against that no commercial trading be permitted. Members were reminded that food outlets will be permitted, as in previous years, to complement those already operating within the Mooragh Park.

Any Other Business:

(2021/22:167) Development of Town Houses:

The Town Clerk drew attention to a request made by a potential developer of town houses within Ramsey seeking the Commission's agreement in principle to such application, yet to be made, but for which a preliminary architect's drawing was provided. It was noted that the proposal was for 2 blocks each of 4 town houses.

Resolved: That following a proposal by Mr. Singer, seconded by Mr. Cowell and agreed by 8 votes to 1, Mr. Young voting against, the Commission agree in principle to the application.

(2021/22:167) Tenant Criteria Qualification:

Mr. Young informed members of his understanding that a tenant had recently come into a significant amount of money and queried that tenant's qualification for public sector housing.

The Housing and Property Manager undertook to investigate the matter.

The meeting closed at 8.48 p.m. giving a time of 2 hours for the payment of attendance allowances.



Chairman.