

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, 17th November, 2021, at 7.00 p.m.

Present: Messrs. A. J. Oldham, G. S. Court, S. R. Kelly, J. McGuinness, F. B. R. Williams and W. G. Young.

Mr. R. D. Cowell attended remotely.

Apologies: Revd Canon N. D. Greenwood and L. I. Singer.

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

(2021/22:207) Minutes:

Resolved: That the Minutes of the Board Meeting held on 20th October, 2021, and those of the Special Meetings held on 25th October and 8th November, 2021, be confirmed and signed by the Chairman.

(2021/22:208) Matters Arising:

No matters were raised.

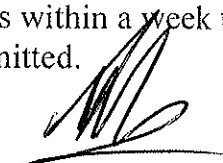
Matters for Information:

(2021/22:209) Action Tracker November 2021:

Mr. McGuinness presented a drafted Action Tracker giving more details and prioritising items therein, by way of "RAG Status" which he considered would be of more benefit to the Board. Mr. McGuinness was thanked and it was agreed to adopt this template.

Resolved: To note the "Action Tracker" to 17th November, 2021, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Ramsey Quayside - Mr. Williams referred to changes to the plans for West Quay and was informed that the plans themselves had not changed but the "STEPS" report prepared by a student in 2019 and the Department's proposed responses on the traffic audit were now available on-line, having been included with the Planning Application details. Mr. McGuinness queried if the Commission wished to make further comment, which he felt was necessary, and whether or not a further meeting should be held. It was noted that the "STEPS" report provided only a "snap-shot" of parking at certain times of the day. Members agreed to email their views within a week to the Town Clerk to enable composite further comments to be submitted.



(2021/22:209) Action Tracker November 2021 Continued:

Planning Enforcement –the final sentence of the “action” of this section was deleted as it had been included in error (and referred to another item within the Action Tracker.

Finance and General Purposes:

(2021/22:210) Town Clerk’s Report – Isle of Man Local Government Superannuation Scheme:

Resolved: To note the Town Clerk’s report dated 1st November, 2021, advising that discussions have begun between the Administrators of the Superannuation Scheme and the Department of Infrastructure; in respect of which the Department has appointed a Policy Review Group.

Mr. Williams asked if the Administrators would consider investing in “Climate Change Friendly” schemes rather than fossil fuel carbon emissions. The Town Clerk undertook to ask for the investment Policy in place and advised that the opportunity to comment on the scheme and suggest moving away from carbon-based investments would occur during the review stage.

(2021/22:211) Town Clerk’s Report – Local Authority Vacancies:

Resolved: To note the Town Clerk’s report dated 1st November, 2021, advising of candidates seeking election in the Bye-Election for three members for North Ward, the Poll for which will take place on 25th November, 2021.

(2021/22:212) Deputy Town Clerk’s Report – SS Ellan Vannin Memorial Service:

Resolved: To note the Deputy Town Clerk’s report dated 10th November, 2021, advising that the 112th Commemoration of the loss on SS Ellan Vannin will take place by the Memorial Plaque on East Quay on Friday, 3rd December, 2021, at 6.30 p.m.

In the case of severely inclement weather the memorial will be observed in Our Lady Star of the Sea and St. Maughold’s Church.

(2021/22:213) Finance Officer’s General Report:

Resolved: To note and approved the Finance Officer’s general report dated 10th November, 2021, subject to the following:-

The Finance Officer answered a query from Mr. McGuinness with regard to a split in expenditure for maintenance/heat and lighting at the Courthouse.



(2021/22:214) Technical Assistant's Report – Fixed Penalty Notice - Litter:

Members considered the Technical Assistant's report dated 8th November, 2021, concerning non-payment of a retrospective Fixed Penalty Notice issued in respect of littering.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Williams and agreed unanimously that the matter be referred for prosecution.

Works and Development:

(2021/22:215) Town Clerk's Report – Unsightly Property:

Resolved: To note the Town Clerk's report dated 1st November, 2021, advising that contact has been made with numerous commercial property owners in attempts to have weeds removed from masonry to building elevations and chimney stacks and in gutters and valleys within the town centre.

Mr. McGuinness welcomed the action to improve the appearance of properties in vicinity of Parliament Street.

(2021/22:216) Technical Services Manager's Report - Planning Applications:

Members agreed that the Technical Services Manager's Report dated 10th November, 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: 3931
P.A. NO.: 21/01169/B
PROPOSED: Construction of a flood wall, reconstruction of highway and drainage system
NOTES: P.A. in Detail
SITE: **West Quay, Ramsey.**

It was noted that the Commission has submitted an objection to the application.

REF NO: 3932
P.A. NO.: 21/01188/B
PROPOSED: Variation of condition 1 of approval for creation of three new dwellings with associated golf club car park and access alterations/improvements (PA 16/01173/B) to extend permission for a further 4 years
NOTES: P.A. in Detail
SITE: **Ramsey Golf Links, Brookfield Avenue, Ramsey**



(2021/22:216) Technical Services Manager's Report - Planning Applications Continued:

It was suggested, by the Lead Member, that the Commission make observation that whilst not objecting to the application an observation be made that the Commission would not look to support a further extension.

Mr McGuinness queried the appropriateness of making this comment at the present time and proposed that an observation be made that the Commission would prefer if development could be actioned within the time-limits of this application, should it be approved. The proposal was seconded by Mr. Young and carried unanimously.

REF NO: 3934
P.A. NO.: 21/01223/REM
PROPOSED: Reserved matters application in association with PA 20/01401/A for the erection of a 3 storey dwelling and associated access
NOTES: Reserved Matters
SITE: **Land to the rear of 6, Summerland, Ramsey.**

It was proposed by Mr. Kelly, seconded by Mr. Young and agreed unanimously that the Commission object to the application on the grounds that it goes against General Policies 2(b) and (c) of the Isle of Man Strategic Plan 2016.

REF NO: 3936
P.A. NO.: 21/01236/B
PROPOSED: Conversion of existing offices into residential accommodation
NOTES: P.A. in Detail
SITE: **Suite 2, 29, Parliament Street, Ramsey.**

Mr. Williams informed members that the Commission has previously been in favour of such conversions and proposed that no objection be made. The proposal was seconded by Mr. Oldham and agreed unanimously. Mr. Williams commented that the Planning Committee were not always in agreement with the Commission's opinion.

REF NO: 3941
P.A. NO.: 21/01305/B
PROPOSED: Erection of proposed detached dwelling with integral garage on vacant plot
NOTES: P.A. in Detail
SITE: **Vacant Plot Adjacent To Alberta Grove Mount Ramsey**

It was proposed by Mr. Kelly, seconded by Mr. Oldham that the Commission object to the application on the grounds that it goes against General Policies 2(b) of the Isle of Man Strategic Plan 2016. The proposal was defeated with only the proposer and seconder being in support thereof.



(2021/22:216) Technical Services Manager’s Report - Planning Applications Continued:

Attention was drawn to a Planning Application 21/00433/B (**RTC Reference 3891**) for alteration and the erection of replacement extension Byculla. Walpole Road, Ramsey, which should have been considered in May, 2021, but for some reason was not. Members noted that notification has been received about an Appeal against refusal of the application by the Planning Committee on the grounds that it goes against General Policies 2(b, c and g) of the Isle of Man Strategic Plan 2016.

It was proposed by Mr. Kelly, seconded by Mr. Oldham and agreed unanimously that no objection to the proposals be made.

Appendix:

Mr. Williams queried the Enforcement Action sought in respect of application 3916 (Chang of use Unit 24, Gladstone Park) and was advised that this would be dependent upon whether or not an appeal is made to the refusal of the application and the result of any such appeal.

Parks and Leisure:

(2021/22:217) Town Clerk’s Report – RNLI New Year Chilly Dip 2022:

Members considered the Town Clerk’s report dated 9th November, 2021, concerning the request made by Ramsey Branch RNLI to stage the New Year’s Day “Chilly Dip” on the foreshore of the South Beach in aid of RNLI and Bunscoill Rhumsaa.

Resolved: That following a proposal by Mr. Court, seconded by Mr. McGuinness and agreed unanimously to confirm that the event can proceed.

(2021/22:218) Deputy Town Clerk’s Report – Seasonal Events Update:

Members considered the Deputy Town Clerk’s report dated 9th November, 2021, in which an update of Seasonal Events was given, the following comments / resolutions being made thereon:

Christmas Lights Switch-On 20th November: - members queried the decorative lighting already being illuminated and were informed that this was because of testing due to a suspected fault which would, hopefully resolve the issue.

Tractor Run – it was proposed by Mr. Court seconded by Mr. McGuinness and agreed unanimously to offer logistical support for the Tractor Run.

Food Bank Dash – proposed by Mr. Court, seconded by Mr. McGuinness and agreed unanimously to permit the Northern Athletics Club to stage a “Santa Dash” within the Mooragh Park on 18th December, 2021, funds being raised for the Isle of Man Food Bank.



(2021/22:219) Notice of Motion – Amalgamation of South Ward and North Ward:

Mr. Williams proposed that Standing Orders be suspended to allow consideration of the Notice of Motion submitted in the name of Mr. R. D. Cowell with regard to amalgamation of the Town's South and North Ward.

The Town Clerk informed members that Standing Order 36(2) required two-thirds of the whole number of the members of the Board (i.e. 9 of 12), to progress and that the matter would require to be deferred until the next meeting of the Commission.

Any other business:

(2021/22:220) Bat Boxes Poyll Dooley:

Mr. Court conveyed a request made by the Manx Wildlife Trust to site 3 bat boxes at the Poyll Dooley nature reservation.

Resolved: That following a proposal by Mr. Court, seconded by Mr. McGuinness and agreed unanimously that permission be granted, subject to confirmation that the boxes are sited on land in the Commission's ownership.

The Chairman thanked the public and media for attending and closed the public session at 7.42 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.

(2021/22:221) Minutes:

Resolved: To note and approve the minute recorded in private from the meeting held on 20th October, 2021.

Matters for Information:

(2021/22:222) Housing Committee:

Members were advised that the meeting of the Housing Committee held on 2nd November, 2021, was inquorate and that the Minutes of such meeting would require a formal resolution of approval by the Board.

Resolved: That following a proposal by Mr. Court seconded by Mr. Oldham and agreed the Minutes be approved. The Chairman conveyed his congratulations to the Housing and Property Manager and those involved with the new Mayfield Scheme.

(2021/22:223) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 17th November, 2021, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

- **Ramey Courthouse** - the Deputy Town Clerk informed members that he has a further meeting with the interested party on 23rd November.

The Town Clerk confirmed that he will adapt the “Action Tracker” to reflect the same layout as that approved within Clause 209.

Members also considered the tabled schedule of Ruinous Buildings as presented by the Technical Services Manager, to 17th November, 2021, subject to the following:-

- **10/11 West Quay** – it was noted that an application for demolition has been submitted and the owner is now in correspondence with DEFA and the Fire Service.
- **The Holy Grove Mount** – it was noted that the Town Clerk and Technical Services Manager have now met with the owner as a result of which the previous orders have been rescinded and a new Order served.
- **5, College Street** – the Town Clerk advised that a report is still awaited from Environmental Health, who, it is understood, are having to focus on “Covid-19” related duties as a matter of priority.
- **Seymour House** – the Town Clerk advised members that in the absence of progress we will endeavour to re-engage with the owner.

Finance and General Purposes:

(2021/22:224) Town Clerk’s Report – Accident and Near Miss Policy:

Resolved: To note and approve the Town Clerk’s report dated 1st November, 2021, to which was appended the Commission’s Accident and Near-Miss Reporting Policy.

It was further resolved, following a proposal by Mr. McGuinness, seconded by Mr. Court and agreed unanimously, to adopt such policy.

(2021/22:225) Deputy Town Clerk’s Report – “Aqua Mann”:

Members considered the Deputy Town Clerk’s report dated 10th November, 2021, advising of the request to establish a leisure attraction on the lake within the Mooragh Park. A draft business plan was appended to the report.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Williams and agreed, the Commission inform the applicant of their agreement in principle to the proposals and they be invited to make a presentation thereon to the Board at some time in the future.

(2021/22:226) Finance Officer's Report:

Resolved: To note and approved the Finance Officer's Report dated 10th November, 2021, subject to the following:-

2022/23 Income Budget Proposals –

Meetings - it was proposed by Mr. McGuinness, seconded by Mr. Williams and agreed that the schedule of proposed meetings be approved.

Appendix 4 – “routine” income – it was proposed by Mr. McGuinness, seconded by Mr. Court and agreed that the recommendations contained within the appendix be approved.

The Finance Officer informed members that if any of them wished to discuss any aspect of the figures or the budget process itself they are welcome to come in and see him.

2022/23 Expenditure Budget Proposals –

Inflation Rate – discussion ensure following which it was proposed by Mr. Kelly, seconded by Mr. Williams and agreed that an inflation rate of 4% be provided for within the budgetary calculations, subject to regard being paid to the fluctuations in the rate at the present time.

The Finance Officer's Appendix 5 detailing progress on 2021/22 approved budget schemes was welcomed by Mr. McGuinness.

Parks and Leisure:

(2021/22:227) Deputy Town Clerk's Report – “The Big Splash” Hospice Isle of Man:

Members considered the Deputy Town Clerk's report dated 10th November, 2021, concerning the Big Splash art event and seeking permission to site a second installation on land in the Commission's ownership forming the paved area in front of the Bowling Alley.

Resolved: That, following a proposal by Mr. Court seconded by Mr. Williams and agreed unanimously, permission be granted. It was noted that the matter has not yet been raised with the tenants of the premises.



Any Other Business:

(2021/22:228) Technical Services Manager's Report – Vehicle Replacement:

Members considered the Technical Services Manager's tabled report dated 16th November, 2021, conveying difficulties in obtaining prices and delivery dates for replacement vehicles for budget consideration. Having regard to difficulties and to need to comply with new emissions legislation, the Technical Services Manager drew attention to the cost of an ex-demonstrator electric vehicle details of which have been provided to the Commission and by coincidence is the vehicle which the Commission's staff have been using on a demonstration/hire basis.

Mr. McGuinness queried the funding for the vehicle and was advised by the Town Clerk that monies were available from the Housing Maintenance Reserves.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Kelly and agreed that Standing Orders be suspended to allow consideration of a single tender and the Commission purchase the vehicle at this time.

(2021/22:229) Footfall Trackers:

The Deputy Town Clerk informed members of a request made by the Department of Enterprises seeking consent for the installation, at no cost of the Commission, of footfall trackers at locations within the town, which it is contended will ultimately provide useful data to the Commission, Chamber of Commerce, et al. The details of how the Department intend to undertake this project are not yet known.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. Oldham and agreed, permission be granted.

(2021/22:230) RBL Planter:

Mr. Oldham made reference to a suggestion made with regard to the RBL planter in the Mooragh Park and a wish to see an adjacent shelter decorated as a greater memorial to those whose names are included on the War Memorial at the Courthouse.

Resolved: To note Mr. Oldham's comments and consider the matter further should a formal approach be made by Ramsey Branch Royal British Legion.

Matters of Establishment:

Resolved: To note and approve the Minutes of Meeting of the Establishment Committee held on 10th November, 2021.

The meeting closed at 8.30 p.m. giving a time of 1 ½ hours for the payment of attendance allowances.


Chairman.