

**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, 17<sup>th</sup> August, 2022, at 7.00 p.m.

**Present:** Mr. F. B. R. Williams, Mr. G. S. Court, Messrs' A. R. Beighton, R. D. Cowell, J. McGuinness, A. J. Oldham, L. Parker, L. I. Singer and W. G. Young.

Apologies for absence were received from Miss L. L. Craine, and Mr. S. R. Kelly.

The Town Clerk, Deputy Town Clerk, Finance Officer and Minute Clerk were in attendance.

**(2022/23:110) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 20<sup>th</sup> July, 2022, be confirmed and signed by the Chairman, subject to the following:-

Clause 085 – Mr. McGuinness queried the voting. [The notes taken at the meeting were subsequently checked and it is confirmed that the decision was carried without division noting that Miss Craine's vote could not be determined at the time of voting.]

**(2022/23:111) Matters Arising:**

The following matters were raised by members:-

**Manx Telecom Services** – raised by Mr. Singer who asked if the tender process had been commenced – members were informed, by the Finance Officer, that it was not felt appropriate to seek tenders until fibre cabling is in place – the matter is held in abeyance until that time.

**Bus Vannin Service to Peel** – Mr. McGuinness asked if there was an update on this matter. The Deputy Town Clerk advised that we had requested publicity material so that it could be shared, but none had been provided so far. Members asked that leaflets be requested despite the short time remaining of the current timetable.

**Waste Recycling** – Mr. McGuinness asked that this matter be included in the "Action Tracker".

**Ramsey Bay Swim** – Mr. McGuinness informed members that, as Chair of the Northern Local Authorities Swimming Pool Board, they had no knowledge of the trophies for the event held many years ago and suggested that enquiry be made from the Ramseian Swimming Club.



**Matters for Information:**

**(2022/23:112) Action Tracker August, 2022:**

Resolved: To note the “Action Tracker” to 11<sup>th</sup> August, 2022, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

***Bicycle Shelters*** – the Town Clerk referred to the planning approval granted for two bicycle shelters in Ramsey and sought the permission of the Board to install the bases to facilitate the 2 shelters available to the Commission. He informed members that he had approached the Department of Infrastructure and “Climate Change Team” to determine if any funding could be provided towards the costs and had been informed not from either.

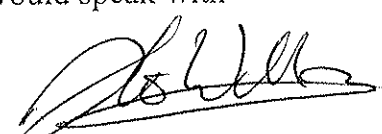
Mr. McGuinness reminded members that the Commission had considered the provision of bicycle shelters many times and had never been able to justify the costs, the siting of proposed shelters had been instigated by the Department of Infrastructure advised members that planning approval has been granted for the bicycle shelters. He felt it inappropriate to use rate funding on a central Government scheme for which Government had no budget and for which the Commission did not budget. He also commented that the Commission would be giving-up car parking spaces as well. Mr. McGuinness stated he would welcome the shelters if they were free but could not justify £3,500 of ratepayers’ money being spent.

A proposal was put by Mr. McGuinness that the matter be left on the “Action Tracker”, and also be referred to the Department of Infrastructure to progress as there is no funding available from the Commission. Mr. Singer seconded the proposal.

Mr. Parker commented on the need for shelters, stating that e-bikes are expensive and need covering in bad weather and somewhere they can be properly secured. Mr. Cowell agreed with Mr. Parker and felt that funding could be used from savings from “Sprintfest”. Mr Beighton queried how many shelters had Government paid for in other towns? The Town Clerk advised that he did not think any but could check that if required.

The proposal was put to the vote and failed by 5 votes to 4 – Mr. Oldham and Mr. Young voting with the proposer and seconder.

***Mooragh Promenade Shelters*** – Mr. Parker referred to the promenade shelters and recorded his thanks to Mr. McGuinness, Mr. Bevan and congratulated all the artists. Mr. Parker asked if all the artists could be invited to meet at the same time as a photographic opportunity and public relations exercise. The Deputy Town Clerk advised that the School’s shelter was not yet completed and that he would speak with all the artists about any weatherproofing required.



**(2022/23:112) Action Tracker August, 2022 Continued:**

**Ramsey Rocks** – Mr. Beighton took the opportunity to refer to the Ramey Rocks and queried whether the event was progressing and also queried the advertising therefor.

Mr. Court confirmed the event was to take place and advised that new posters were being distributed via the Chamber of Commerce, social media and “What’s On” guides had details of the event which would receive all-Island coverage. He explained that delays had occurred because confirmation had been awaited from participating acts.

**(2022/23:113) Action Tracker Budget Approved Projects:**

Resolved: To note the Action Tracker of Budget Approved projects at 11<sup>th</sup> August, 2022.

**Refuse Collection Vehicle and Fleet Vehicle Overhaul** - The Town Clerk informed members that the Department of Infrastructure has received Treasury approval for the Commissioners’ petitions. Formal confirmation of the approvals from the Department has not yet been received.

**(2022/23:114) Chairman’s Report – August, 2022:**

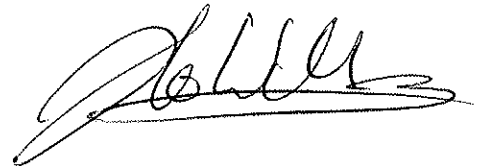
Resolved: To note the Chairman’s Report , Chairman, dated 10<sup>th</sup> August, 2022.

**Finance and General Purposes:**

**(2022/23:115) Town Clerk’s Report - Chairman’s Report – Pro-active Publication Releases Consultation:**

Members considered the Town Clerk’s report dated 4<sup>th</sup> August, 2022, suggesting responses to the consultation being undertaken by the Cabinet Office on Pro-active Publication Releases.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed to accept the Town Clerk’s submission. Mr. McGuinness stated that the Commission provided more than the information suggested within the consultation.

A handwritten signature in black ink, appearing to be 'J. Williams', written over a horizontal line.

**(2022/23:116) Town Clerk's Report – Ramsey Rowing Club – Old River Road Yard:**

Members considered the Town Clerk's report dated 3<sup>rd</sup> August, 2022, advising of the request made by Ramsey Rowing Club, as part of their lease renewal negotiations to create murals on the containers used by the Club.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Beighton and agreed the Club be informed of the Commission's support but they wish to defer consideration of this matter until further consideration can be given to the request and the extension of the lease in conjunction with their own proposals, if any, for the future of the Old River Road site.

**(2022/23:117) Town Clerk's Report – Youth Justice Inquiry:**

Members considered the Town Clerk's report dated 8<sup>th</sup> August, 2022, advising of receipt of an invitation to make submission on an Inquiry being made by a Select Committee of Tynwald into Youth Justice.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Williams and agreed, although recognising the importance of the matter it had no direct link to the Commission and therefore no response be made.

**(2022/23:118) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's general report dated 10<sup>th</sup> August, 2022.

Mr. McGuinness took the opportunity to raise awareness that the budget process would be commencing in the next few months and asked members to start thinking about schemes and proposals they might wish to include in discussions.

**(2022/23:118) Deputy Town Clerk's Report – Consultation on Regulations made under the Liquor Licensing and Public Entertainments Act, 2021:**

Members considered the Deputy Town Clerk's report dated 10<sup>th</sup> August, 2022, advising of the above titled consultation being progressed by the Department of Home Affairs. Members had been provided with a copy of the consultation and guidance notes.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Cowell that comment be made that events organised for public entertainment, etc., where there is no financial gain to the organisers, be included within the "exempt" category. The proposal was carried.



**Works and Development:**

**(2022/23:119) Town Clerk's Report – Area Plan for the North and West:**

Members considered the Town Clerk's Addendum Report dated 12<sup>th</sup> July, 2022, concerning for the North and West Area Plan and suggesting responses to various sections of the report. The Town Clerk also drew attention to two plans which indicated which previously zoned areas are removed from the new proposals including areas at the Vollan, Andreas Road and Gardeners Lane.

Members agreed to consider the report by Chapter Heading and agreed the following be added to the responses suggested:

**Chapter 1 – An "Area" Approach to Plan Making:**

Proposed by Mr. Beighton, seconded by Mr. Williams and agreed that the area plan does not meet and is anti the Economic Development Strategy.

Mr. Singer thanked the Town Clerk for the fullness of his original and addendum reports. He agreed that they are taking away from Ramey and commented that members of the planning department who attended the Town Hall did not know where he was talking about, and in general the planners often referred to old maps with wrong information. He informed members of his understand that there was to be a move to completely review the planning department later in the year. Mr. Singer also felt that the time factors of the Plans were unrealistic and a lot of what has been said should be rejected.

**Chapter 2 – the Role of the Area Plan for the North and West**

Mr. McGuinness referred to the "Call for Sites" which had taken place before this consultation and asked that feedback be requested on why sites had been rejected. The proposal was seconded by Mr. Williams and carried.

**Chapter 3 – Climate Change and Sustainability:**

Proposed by Mr. Williams seconded by Mr. McGuinness and agreed that reference be made to difficulties to redevelop, having regard to climate change goals, within Conservation Areas and existing legislation would need to be changed

**Chapter 4 – National Strategies relevant to the North and West:**

Mr. Beighton commented that the "Spine Road" in the Sulby River development would alleviate any possible future traffic congestion. Mr. Singer commented that people believe that traffic flow direction through Parliament Street should never have been reversed and asked should we support it being reviewed or follow the matter up at this stage.



**(2022/23:119) Town Clerk's Report – Area Plan for the North and West Cont:**

A proposal was made by Mr. Singer that the Area Plan include looking into reversing the direction of traffic through Parliament Street and make the necessary changes and arrangements at junctions. Mr. Cowell commented that he understood Parliament Square junction is already under review. The Town Clerk commented that he had not seen any timeline for such review. Mr. Parker suggested that traffic flow and junctions throughout the town might be incorporated into a scheme. The Town Clerk undertook to check this. McGuinness suggested that the Commission have a separate meeting to discuss the matter and be mindful of a previous response on this matter.

Mr. Williams seconded Mr. Singer's proposal.

The Chairman referred to Mr. Beighton's comments concerning the Sulby River Spine Road and asked if he wished to make a formal proposition to include his comments; Mr. Beighton proposed that should the Sulby River development not progress the spine road would be lost and that would be detrimental to the Town. The proposal was seconded by Mr. Cowell but failed 5 votes to 4 Mr. Oldham and Mr. Williams voting with the proposer and seconder.

Mr. Singer's proposal that reversal of the direction of traffic in Parliament Street and a general review of junctions be included was put to the vote and carried by 5 votes to 4 Messrs. Beighton, McGuinness, Oldham and Parker voting against.

Mr. Oldham commented that he felt a traffic flow review should be a separate matter.

**Chapter 5 A Spatial Vision for the North and West**

No further comments were made.

**Chapter 6 – Landscape and Appearance:**

No further comments were made.

**Chapter 7 – Natural Environment:**

Mr. Singer referred to reference, within the area plan to Marina Development and asked if the Commission should specify, in terms of the Commission's policy, any marina should not include the South Beach? The proposal failed by 5 votes to 4 with Mr. Court and Mr. Parker voting with the proposer and seconder.

**Chapter 8 – Built Environment:**

Mr. McGuinness proposed that the Commission reenforce their comments about difficulties in conservation areas and these areas should not hold back development. The proposal was carried by Mr. Williams and carried.



**(2022/23:119) Town Clerk's Report – Area Plan for the North and West Cont:**

Mr. Williams referred to development of brown-field sites which have tended to have proposals for car parks which have been rejected. Mr. McGuinness stated that the town has proposals for sites that are not being progressed and suggested the proposal be reframed. Mr. Cowell commented that development of brown-field sites had been blocked and planning reform was needed.

Mr. Williams amended his proposal to read that brown-field sites are not being developed and the wider planning legislation needs to be looked at. Mr. Cowell seconded this.

Mr. McGuinness referred to Mr. Williams comments and suggested that he needed to be more specific in his proposal as he believed Mr. Williams was inferring that planning requirements created applications that in order to be approved were not practical for commercial development nor did they meet the needs of the town, reference was made to the requirements for parking provision being waived due to proximity of public parking and relying upon active travel which does not reflect the reality of the situation and creates pressure to town centre parking.

Mr. Williams commented that his proposal was deliberately broad to allow the planning committee to determine what was stopping development and make changes accordingly.

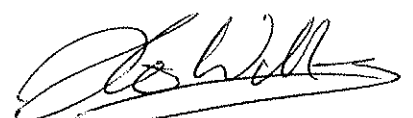
Mr. McGuinness suggested that the proposal should reflect that having regard to the area plan the strategic view needs to be revisited with support for brown-field sites. Mr. Williams chose not to amend his proposal but accepted Mr. McGuinness's comments within this paragraph as an amendment which was seconded by Mr. Beighton. This amendment was carried without division.

**Chapter 9 – Our Town and Village Centres:**

Mr. Parker referred to "reasonable costs" stating this would be difficult in older properties and the use of the phrase needed highlighting; costs need to be realistic. Mr. Singer referred to park and ride to bring people into Ramsey and queried where a suitable car park for people from the surrounding area could be located? He felt there would not be enough people to make use of a regular park and ride service and Park and Ride in the Ramsey area would be an abject failure and something at a cost we cannot afford.

Mr. Oldham suggested that park and ride would work if the Bus Station were relocated adjacent to Balladoole C.A. Site, with provision for 100 cars and the town's car parks made one or two hour(s) only. This would also leave the Bus Station site available for redevelopment.

Mr. Oldham's comments formed a proposition which was seconded by Mr. Cowell. The proposal failed by 6 votes to 3, Mr. Williams voting with the proposer and seconder.



**(2022/23:119) Town Clerk's Report – Area Plan for the North and West Cont:**

**Chapter 10 Transport and Utilities:**

Mr. Williams proposed the removal of Clause 10.11.4 “No sites should be used specifically for solar panels”. This was seconded by Mr. Beighton and carried by 7 votes to 2, Messrs. McGuinness and Singer voting against.

**Chapter 11 – Employment:**

Mr. McGuinness proposed that the Commission emphasis that this need to be in line with the Strategic Plan to increase the population of the Island. This was seconded by Mr. Beighton and carried without division.

**Chapter 12 – Tourism:**

Members felt that comment should be included. Ramsey would welcome more support and promotion of Tourism in Ramsey needs to be forthcoming from the Department. It was felt that the Island is “resting on its laurels” with regard to tourism and needs to create reasons for people to come to the Island for which commercial and industrial space could be created. It was felt that coach drivers no longer encourage visitors to the town.

A proposal was put by Mr. McGuinness that realistically there should be sites earmarked for commercial and industrial development that could lead into tourism in the town. The proposal was seconded by Mr. Williams and carried without division.

**Chapter 13 – Open Space, Recreation, Education Health and Community Facilities:**

Mr. Singer referred to Plan Objective 7 “Safe Routes to School..” He wondered how they are supported and referred to a scheme introduced in Ramsey about 20 years ago, when he was a Member of the Department of Infrastructure which had safe routes trialled in Ramsey. The scheme was ignored and the Commission of the day did nothing to promote it. He felt the matter was important and not inexpensive to do and could be something the Commission could do without the need for it to go into an area plan.

It was agreed Mr. Singer speak with the Technical Services Manager and the matter be included within the Commission's 2023/24 Budget proposals.

The Town Clerk referred to the matter and qualified the comment in that it was really a case of the Commission needed to know how they could work with Cabinet Office and others to ensure safe routes to schools and to play facilities.





**(2022/23:119) Town Clerk's Report – Area Plan for the North and West Cont:**

**Chapter 14 – Residential (Housing):**

Mr. Williams referred to this clause in conjunction with Map 14A North Constraints Environmental – and suggested it was counterproductive to remove the area for residential zoning after a planning application for its development had been submitted.

With regard to Site RR 009 south of the former Railway Line, Mr. Cowell suggested that the plan was being drafted with Dandara in mind. The Commission had opposed the application and the site was still included Mr. Cowell felt this worthy of noting. Mr. Cowell submitted his comments as a formal proposal. Mr. McGuinness queried if Mr. Cowell wished to name the company and was advised yes. Mr. Singer informed members that the Planners have officers who deal just with the big developers.

Mr. Beighton queried under what authority had officers removed previously agreed sites from their current plan such actions do not work in conjunction with the Government's economic objectives. In response to a question from the Chairman, Mr. Beighton confirmed that he would like this added to the consultation. Mr. McGuinness advised that he had raised this point earlier and reminded members that the Consultation was Cabinet Office and not planning. Mr. Williams asked if Mr Beighton's comments were an amendment to his proposal and was advised that it was.

Mr. Williams queried if there was a seconder for his proposal, Mr. McGuinness commented that he had seconded it.

A seconder was sought to Mr. Cowell's proposal seeking agreement that the wording be changed to reflect a large developer, this was seconded by Mr. Singer.

Mr. Beighton's amendment to Mr. Williams' proposal was seconded by Mr. Oldham and was put to the vote and was carried without division.

Mr. Cowell's proposal was put to the vote and failed by 5 votes to 4 Messrs. Beighton and Oldham voting with the proposer and seconder.

General comments were invited:

Mr. Parker commented that the plan was short sighted and small minded. Mr. Beighton felt that it would be dangerous to accept the plan as he felt it paved the way for the plan to be rolled over into the All-Island Plan. Mr. Oldham queried whether there would be an ulterior plan in five years' time to expand building lines further out into greenfield sites.



**(2022/23:119) Town Clerk's Report – Area Plan for the North and West Cont:**

Mr. Singer referred to the site of the Post Office Sorting Office and abutting industrial estate and changes to the zoning from of the Sorting Office site from industrial to housing and now back to industrial yet adjacent the greenfield had been zoned for industrial is now zoned for mixed development the sites being separated only by a fence. He felt there is no need to change the zoning from Housing for the Sorting Office as detailed in the 2004 framework. Mr. Singer moved that the Post Office site remain as being zoned for housing.

Mr. Cowell asked is it worth the Commission commenting that we are pro-development and need population growth in the town.

Mr. Young seconded Mr. Singer's proposal which was put to the vote and carried by 7 votes to 2, Mr. McGuinness and Mr. Oldham voting against.

Mr. Cowell's proposal was seconded by Mr. Beighton, put to the vote and carried by 6 votes to 3 Messrs. Court, McGuinness and Young voting against.

**(2022/23:120) Town Clerk's Report – Proposed Zebra Crossing market Place:**

Resolved: To note the Town Clerk's report dated 3<sup>rd</sup> August, 2022, advising of the proposal of the Department of Infrastructure to site a Zebra Crossing at Market Place, Ramsey.

Mr. Cowell advised members, following a query from members, that he had requested the proposal due to the proximity of his business. The Town Clerk advised that he did not know when the Department would undertake the works.

**(2022/23:121) Technical Services Manager's Report - Planning Applications:**

Resolved: To note the Technical Services Manager's Report dated 10<sup>th</sup> August, 2022, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted subject to the following:-

REF NO:	3922	<b><u>AMENDED PLANS/ADDITIONAL INFO</u></b>
P.A. NO.:	<u>21/01005/B</u>	
PROPOSED:	Demolition of 22 Parliament Street and 6 West Quay	
NOTES:	P.A. in Detail	
SITE:	<b>22, Parliament Street and 6 West Quay, Ramsey</b>	



**(2022/23:121) Technical Services Manager's Report - Planning Applications  
Cont:**

REF NO: 3923 **AMENDED PLANS/ADDITIONAL INFO**  
P.A. NO.: 21/01006/CON  
PROPOSED: Registered Building consent for demolition elements to PA  
21/01005/B  
NOTES: Registered Building  
SITE: **22, Parliament Street and 6, West Quay, Ramsey**

A proposal by Mr McGuinness seconded by Mr. Williams to request that a condition be applied to any approval for the plans 3922 and 3923 that demolition works be not undertaken during the "Festive Period" was carried without division.

REF NO: 3953 **AMENDED PLANS/ADDITIONAL INFO**  
P.A. NO.: 21/01569/B  
PROPOSED: Erection of a care home and day care centre with associated parking and both hard and soft landscaping  
NOTES: P.A. in Detail  
SITE: **Cooil-Ny-Marrey, Waterloo Road, Ramsey.**

Mr. Young queried if any objections had been received. Members were informed that no objections that that we were aware of had been made and that the amendments reflected improved internal layout. Members agreed that no objection be made to the application.

REF NO: 4008  
P.A. NO.: 22/00828/B  
PROPOSED: Construct three storey building with retail use (Class 1.1) at ground floor and residential use (Class 3.3) and first and second floors, with rooftop terrace  
NOTES: P.A. in Detail  
SITE: **Market Hill Plot, College Street, Ramsey.**

Mr. Beighton commented on the proposals which he felt should be supported. Mr. Cowell commented that whilst there could be a problem with refuse collection welcomed the use of brown field development.

Mr. McGuinness queried the Appendix and was advised that the Appendix had been corrected from that originally distributed and the corrected version was included within the formal agenda papers. No further comments were made on the Appendix.



**Parks and Leisure:**

**(2022/23:122) Town Clerk's Report – Life Rings:**

Members considered the Town Clerk's report dated 8<sup>th</sup> August 2022, concerning the provision of life rings along the promenades in Ramsey. Mr. Court thanked the Town Clerk on his prompt action in purchasing three for siting on the Queen's Promenade and commented that the Commission must be pro-active in this matter.

Resolved: That, following a proposal by Mr. Court, seconded by Mr. Williams and agreed that the Town Clerk discuss the provision of life rings or similar lifesaving equipment further with the Coastguards and progress the purchase.

Mr. Parker asked about the Queen's Pier and was informed that this was looked after by the Harbours Division of the Department of Infrastructure. Mr. Beighton asked if there were life-rings on the Harbour Side and was informed there were.

Mr. Court took the opportunity to refer to comments made at a previous meeting about the concrete and railings at the "Bull Rock". The Town Clerk confirmed that there is a life ring at the "Bull Rock" albeit that it is in poor condition and he will communicate with the Department again to seek a commitment about the works and to see they will replace the life ring.

**(2022/23:123) Town Clerk's Report – Riding in Mooragh Park:**

Members considered the Town Clerk's report dated 8<sup>th</sup> August, 2022, advising of the request made by Age Concern to use a "Trishaw" in the Mooragh Park to enable rides to be given along the Mooragh Promenade and through the Park.

Resolved: That following a proposal by Mr. Court seconded by Mr. McGuinness and carried without division permission be granted for a period of one year subject to Age Concern obtaining and carrying the necessary permits.

Mr. Singer queried insurance and was informed that this would be the responsibility of Age Concern. Mr. Cowell queried bicycles being allowed into the park and was advised that this was not permitted, but the "Trishaw" was considered a passenger carrying vehicle.

**(2022/23:124) Town Clerk's Report – Sprintfest Review:**

Resolved: To note the Town Clerk's report dated 10<sup>th</sup> August, 2022, with appendix, presenting a review of the Commission's Sprintfest Event and outlining the timetable for organising the 2023 event including suggestions to resolve problems that arose during the 2022 event.

A handwritten signature in black ink, appearing to be 'P. O'Hara', written in a cursive style.

**(2022/23:124) Town Clerk's Report – Sprintfest Review continued:**

Mr. Court took the opportunity to thank Mr. McGuinness and the Deputy Town Clerk for their work organising the event. Mr. Beighton commented that it was a useful report and asked if there would be any reach out to the Commission. He referred to deckchairs at the Courthouse not having been put away correctly but was advised that these had not been used for the Sprintfest event.

Mr. Singer suggested that St. Paul's Square <sup>COULD NOT</sup> be used for parking. Mr. Court advised that he could see no reason why discussions could not be held with the owners – Mr. Cowell offered his services in this regard.

Mr. Beighton referred to outside caterers and reported that he had heard that business had felt they had been "turned away". The Deputy Town Clerk informed members that he was not aware of any businesses being turned away; they try not to have "clashes with existing businesses" and that neighbouring traders have benefitted from the event. Mr. Court appealed to any catering businesses interested in trading at this or other events organised by the Commission to make themselves known.

**(2022/23:125) Deputy Town Clerk's Report – BMX Track:**

Members considered the Deputy Town Clerk's report dated 10<sup>th</sup> August, 2022, advising of the request made by the BMX Isle of Man to build a "Pumptrack" adjacent to the BMX Track on the Mooragh Estate.

Resolved: That following a proposal by Mr. Court, seconded by Mr. Cowell and agreed permission be granted and the Commission submit any planning application required.

In response to a query from Mr. Williams it was confirmed that Ramsey BMX Club do not pay rent as part of their land lease agreement.

Mr. Parker referred to the considerable funds raised by the Club and that the Town was fortunate to have the only National Standard BMX track on the Island and encouraged members to be supportive of the Club.

A handwritten signature in black ink, appearing to be 'P. Williams', with a long horizontal line extending to the right.

**Housing and Property:**

**(2022/23:126) Housing and Property Manager's Report – Housing Performance and Statistics 2022/23:**

Resolved; To note the Housing and Property Manager's report dated 10<sup>th</sup> August, 2022, to which was appended the Housing Performance and Statistics 2022/23 to 30<sup>th</sup> June, 2022, subject to the following:-

Mr. Parker, as Lead Member for Housing, drew attention to the increasing numbers on the housing waiting lists; the need to push Government to provide more public sector housing; to emphasise that the Commission will continue to accept cash rental payments. Mr. Parker also commented that property inspections were impossible during Covid restrictions and the staff is "catching up" on these.

**(2022/23:127) Public Correspondence:**

Resolved: To note those items of Public Correspondence at 11<sup>th</sup> August, 2022, brought to members' attention as hereunder and subject to any included comments:

- **Ramsey Tram Station** – the word "not" was inserted before the words "planning approval". It was proposed by Mr. Beighton, seconded by Mr. Young and carried without division that the Department be asked if there is any chance of the Tram Station being reinstated and used to its fullest extent and turned back into something the Town can be proud of?

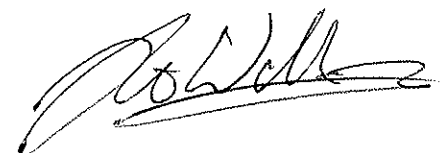
**Any Other Business:**

**(2022/23:128) Sundry Matters Raised by Members:**

**128a) Civic Amenity Site** – Mr. Cowell, as the Commissioners' representative on the CA Site Committee reported that at a recent meeting the Committee had agreed to review the future operation for which expressions of interest will be sought from third parties to tender for the operation of the site or whether they continue with the same arrangements. The Commission would be kept updated.

**128b) Road Works Jurby Road** – Mr. Beighton took the opportunity to thank the Department of Infrastructure for their work in resurfacing Jurby Road and the Town Clerk for liaising with the Department with regard to accessibility issues; he asked if accessibility could be investigated at the kerb outside the old vicarage opposite St. Olave's Church.

**128c) Ice Cream Mooragh Park** – Mr. Beighton referred to the lack of ice cream available in the Mooragh Park – the Gelatory is rarely open and that "Conrods" often did not have sufficient stock. The Commission need to be pro-active and encourage regular attendance by an ice cream van.



**128d) Radio Caroline Event** – Mr. Beighton queried if the Commission needed to do anything further for the event. The Deputy Town Clerk advised members that Mr. Quentin Gill and Mr. Andy Wint have advertising in hand and the Commission is providing logistic support for 3<sup>rd</sup> September and that a larger event is being planned for 2024.

**128e) Seagull Nuisance** – Mr. Cowell queried if anything could be done to protect children using the water feature in the Mooragh Park from predatory seagulls. Members were informed that gulls are a protected species and that the Technical Services Manager is seeking guidance from DEFA. The Deputy Town Clerk advised that we are liaising with the café tenants to ensure prompt clearing of tables and encouraging use of litter bins. Mr. Beighton stated that gulls were a real issue and asked that we investigate and how to discourage nesting sites?

**128f) Traffic Congestion Neptune Street** – Mr. Young drew attention to difficulties in ambulances accessing Neptune Street because of traffic congestion and asked if the Department could be asked to lay yellow lines in the first bay? A letter to be sent to the Department of Infrastructure.

**128g) Beach Raft** – Mr. Young asked if the raft situate on the South beach could be left in place for a month longer than it was last year.

**128h) South Beach** – Mr. Young informed members that, in his opinion, the South Beach again required scraping in early Spring 2024 and asked that permission be sought from the Department for these works. A letter to be sent to the Department of Infrastructure.

**128i) Ramsey in Bloom** – Mr. Court referred to the recent presentation of the Ramsey in Bloom Competition awards and took the opportunity to thank Miss Kelly and all who participated in the competition.

**128j) Poyll Dooley** – Mr. Court took the opportunity to thank staff for their work in improving the area at Poyll Dooley.

**128k) Swimming Groups** – Mr. Court referred to a useful meeting with the Deputy Town Clerk and the Northern Sea Swimming Groups.

**(2022/23:129) Representative Report – Northern Local Authorities Swimming Pool Board:**

Resolved: To note the Representative Report dated 26<sup>th</sup> July, 2022, submitted by Mr. McGuinness in respect of a meeting of the Northern Local Authorities Swimming Pool Board held on 25<sup>th</sup> July, 2022.

The Chairman thanked those watching via the streaming service and closed the public session at 9.05 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.



**(2022/23:130) Minutes:**

Resolved: That the Minutes of the Special Board Meeting held on 3<sup>rd</sup> August, 2022, be approved and signed by the Chairman, subject to the following:-

**Clause 2022/23:106 Car Park** - Mr. Beighton asked that members be supplied with a copy of the specification referred to.

**Clause 2022/23:107 – Public Toilets** – Mr. Singer referred to the lack of discussion on the provision of public toilets as the meeting became inquorate. The Chairman indicated he was prepared to permit this after the formal adoption of the Minutes.

**(2022/23:131) Public Toilets:**

Mr. Williams reminded members that discussion was based around two factors proposed location of public toilets and budget provision.

Mr. Singer stated that he felt modern public toilets are needed and proposed a 3-part motion;

1. That the Commission support the provision of public toilets on the site discussed and if approved;
2. The Commission support putting funding in place for the 2023/24 financial year.
3. The Commission seek early planning consent and full costings be provided to allow the works to commence as soon as possible.

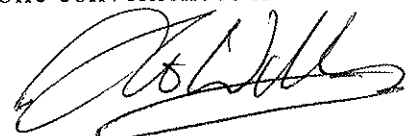
Mr. Cowell seconded Mr. Singer's proposal.

Mr. Parker queried if the Commission had any statutory obligation to provide public conveniences? The Town Clerk undertook to investigate this. Mr. Oldham asked about the provision of "mobile toilets" and was advised that was a separate issue.

Mr. Beighton asked if there was any scope in providing toilets on the existing site. Mr. Parker stated that it had been confirmed that the Shoprite no longer needed the association of the toilets for use by their staff, as was the case when they were built. Mr. Beighton suggested that discussions be progressed to see if there was any scope concerning the site.

Mr. McGuinness indicated he was not anti the provision of public toilets but was concerned about going over budget in the current financial year because of so many unknowns. He wished to consider the multi options presented by the Housing and Property Manager in his original report.

Mr. Singer that he was happy to amend his proposal to include Mr. Beighton's comments about discussions and emphasised that provision of public conveniences is essential.





**(2022/23:131) Public Toilets continued:**

Mr. Singer's amended proposal was seconded by Mr. Parker and put to the vote "That the Commission support the provision of new public conveniences in the area and discuss the matter further with Shoprite. It was carried by 5 votes to 4 – Messrs. Court, McGuinness, Oldham and Williams voting against. It was agreed that the Town Clerk be authorised to progress negotiations.

Mr. Singer withdrew the second and third parts of his original motion.

**Matters for Information:**

**(2022/23:132) Project Meetings Ramsey Quayside**

Resolved: To note the minutes of the meetings of the Project Meeting for Ramsey Quayside held on 20<sup>th</sup> June, 2022, and 1<sup>st</sup> August, 2022.

**(2022/23:133) On-Going Matters "Action Tracker" :**

Resolved: To note the "Action Tracker" to 11<sup>th</sup> August, 2022, subject to the following and accepting that matters may be referred to within other Clauses of these minutes:-

**Ramsey Courthouse** – the Deputy Town Clerk informed members that Ramsey Community Hub wished to again meet with the Commissioners.

**(2022/23:134) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings:**

Resolved: To note the "Register of Ruinous Property .." to 11<sup>th</sup> August, 2022, subject to the following and accepting that matters may be referred to within other Clauses of these minutes:-

**Bleak House** – Members were informed that a "Release Paper" had been returned to our Advocates. Members were informed that it had been confirmed that there is no question about the Commission's ownership of the "garden area" – the Town Clerk was instructed to advise the new owner accordingly. Mr. Parker referred to the fencing in place and was informed that all fencing belonging to the Commissioners had been returned.

**The Holly Grove Mount** – Members were reminded that the Attorney General's department is understood to be acting on behalf of the owner and that Department should be pushed to take action.

**Victoria Mall** – Members asked that dates be included on actions taken. Reference was made to a noise nuisance in the vicinity – the Town Clerk confirmed that his letter to Planning Enforcement had been acknowledged.

**110 – 111 Queen's Court** – members asked the Town Clerk to give a reminder to Environmental Health about the statutory nuisance.



**(2022/23:134) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings continued:**

*Stanley Public House* – it was agreed to issue a reminder to the owner to tidy the property.

*67 Parliament Street* – members were informed that it would appear that works have commenced in that workmen were seen in the premises.

It was agreed that the addresses of those listed second to last and last on the list be included rather than the trading names.

**Finance and General Purposes:**

**(2022/23:135) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's general report dated 10<sup>th</sup> August, 2022, subject to the following:-

*Capital Costs* – Mr. Cowell queried if costs for Cronk Elfin are within the estimates – he was advised that the Commission may have to revert back to Government if costs increase.

*Rent Arrears* – Mr. Beighton referred to the increasing level of rent arrears some of which he felt were unacceptably high – Mr. Parker explained the process of communicating with defaulters and the difficulties within the process. In response to a question from Mr. Cowell the Finance Officer advised that the level of arrears was still higher subsequent to the Covid pandemic.

*Aged Debtors* – In response to a query from Mr. Beighton the Finance Officer advised that several of the debts on the aged debtors list had been paid and that some reflect amounts that will be re-allocated later in the financial year. Mr. Beighton asked that the debtors be monitored and was informed that this was done and debtors contacted.

**(2022/23:136) Technical Assistant's Report – Fixed Penalty Notices Appeals:**

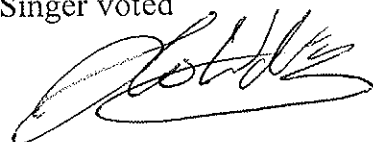
Members considered the Technical Assistant's report dated 9<sup>th</sup> August, 2022; detailing appeals submitted in respect of numerous byelaw infringements. The appeals were considered severally as hereunder:

Penalty 113 – Proposed by Mr. McGuinness, seconded by Mr. Parker and agreed by seven votes to two to uphold the penalty – Mr. Court and Mr. Singer voted against.

Penalty 114 – Proposed by Mr. McGuinness, seconded by Mr. Court and agreed by eight votes to one to uphold the penalty – Mr. Singer voted against.

Penalty 115 – Proposed by Mr. McGuinness seconded by Mr. Williams and agreed by eight votes to one to uphold the penalty – Mr. Court voted against.

Penalty 673 – Proposed by Mr. McGuinness seconded by Mr. Beighton and agreed by six votes to three to uphold the penalty – Messrs. Cowell, Parker and Singer voted against.



## RTC Board Meeting – 17<sup>th</sup> August, 2022, Continued:

### (2022/23:136) Technical Assistant's Report – Fixed Penalty Notices Appeals:

It was proposed by Mr. McGuinness, seconded by Mr. Williams and agreed that Standing Orders be suspended to allow the meeting to continue to its conclusion.

Penalty 692 – Proposed by Mr. McGuinness, seconded by Mr. Court and agreed by eight votes to one to uphold the appeal. Mr. Singer voted against.

Mr. Singer queried the time the Warden spent on the Mooragh Promenade and was informed that this was not disproportionate to other areas of the town – the warden having a varied remit covering wide areas of the Town. Mr. Williams asked if members could be provided with details of the number of notices issued. Members also asked if the Warden had a target number of notices to be issued in any time period and were advised not.

### Parks and Leisure:

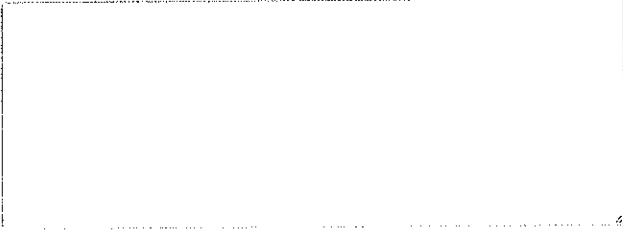

### (2022/23:137) Town Clerk's Report – TT Races Schedule Changes from 2023:

Member considered the Town Clerk's report dated 11<sup>th</sup> August, 2022, suggesting responses, as hereunder, to the consultation on proposed schedule changes to the TT Races from 2023, and subsequent to the attendance at a Special Meeting of Mr. Paul Phillips:-

<p>In which of the following categories do you fall into?</p> <ul style="list-style-type: none"><li><input type="radio"/> IOM Resident</li><li><input type="radio"/> IOM Business</li><li><input type="radio"/> IOM Resident TT volunteer (marshal, medic, official etc)</li><li><input type="radio"/> Non-resident, TT Supporter (visitor, spectator etc)</li><li><input type="radio"/> Non-resident, TT volunteer (Marshal, medic, official etc)</li><li><input type="radio"/> None of the above</li></ul>	<p><b>Response:</b> None of the above – Isle of Man Local Authority</p>
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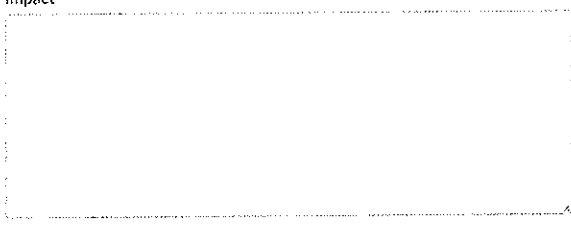
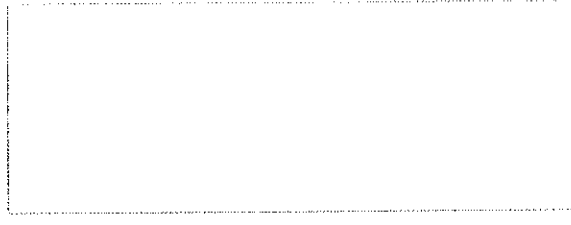
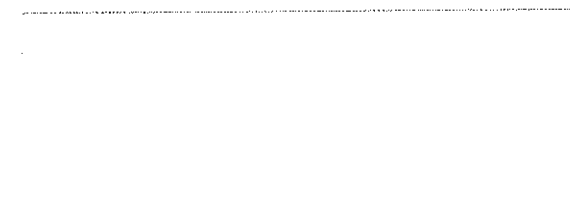


(2022/23:137) Town Clerk's Report – TT Races Schedule Changes from 2023:

<p>Shorter scheduled days during race week</p> <p>Impact</p> 	<p><b>Response:</b></p> <p>The current format is 6 days of practice and 4 days of racing. The proposal is 5 days of practice and 6 days of racing. The shorter days would seem to benefit Ramsey Town Commissioners, however in reality there will be a greater set up and clear away cost and a greater likelihood that there will be a weather, accident or incident that then disrupts the programme and puts more uncertainty into the Commission's ability to plan and use its manpower to best effect.</p>
<p>Sunday road closure</p> <p>Impact</p> 	<p><b>Response</b></p> <p>The middle Sunday is used by the towns and villages outside of Douglas to hold events that add to the offering for the TT fans here on the Island. Putting racing on the Sunday would hinder and seriously limit events. Ramsey Town Commissioners would also need to provide additional support in the form of street cleaning and bin emptying over the weekend, this will impact on our staff's workload and the Commission's costs.</p> <p>As the TT course runs through Ramsey it divides the town and would mean that Ramsey residents living on the inside of the course would be impacted throughout the entire weekend.</p>



(2022/23:137) Town Clerk's Report – TT Races Schedule Changes from 2023:

<p>Additional race days</p> <p>Impact</p> 	<p><b>Response</b> The residents of the Isle of Man need to continue to live and work, commuting and movement round the Island is already seriously impacted by the TT, adding more race days will further impact the residents. For Ramsey it will impact on the bin emptying schedules and further disrupt the rhythm of the town. Increasing the racing schedule will further increase uncertainty (weather cancellations and accidents) and impact the costs that Ramsey rate payers will have to absorb.</p>
<p>Qualifying beginning on the late May Bank Holiday Monday, as opposed to the weekend</p> <p>Impact</p> 	<p><b>Response</b> There will be little impact to the Town and Ramsey Town Commissioners because of the change to Bank Holiday Monday.</p>
<p>Additional comments</p> <p>Finally, if you wish to make any further comments on the proposed schedule, please detail them below:</p> 	<p><b>Response</b> It is to be commended that changes are being thought of in relation to TT, but the changes to the middle weekend and the increase in the number of race days would be a detrimental step.</p>

A proposal by Mr. Parker, that no decision about changing the schedule be made until new boat travel has been trialled was seconded by Mr. Williams was carried without division, as an additional comment. He felt that the proposed new boat will bring an up lift. Members expressed general comments about cancellations and delays because of bad weather and the loss of the enjoyment of "Mad Sunday" for local residents.



**Housing and Property:**

**(2022/23:138) Technical Services Manager's Report – Coronation Park – Embankment and Swales Terrace Car Park:**

Resolved: To note the Technical Services Manager's report dated 8<sup>th</sup> August, 2022, concerning the Coronation Park, its bank and proximity to Swales Terrace Car Park.

It was noted that a further report would be made on this matter

**(2022/23:139) Housing and Property Manager's Report – Cronk Elfin Refurbishment Update:**

Resolved: To note the Housing and Property Manager's report dated 8<sup>th</sup> August, 2022, updating members on the progress of the Cronk Elfin refurbishment project.

Members were informed that a few "snags" are being encountered with wiring and bathroom layouts.

**(2022/23:140) Housing and Property Manager's Report – Public Sector Rents 2023/24:**

Members considered the Housing and Property Manager's report dated 9<sup>th</sup> August, 2022, advising that the Department of Infrastructure has sought views from local authorities on the levels of rents, maintenance allowances and administration allowances for 2023/24. The report included details of CPI over the past 12 months; details of rent increases applied by Government over the past 5 years and examples of the affect of percentage increases to Ramsey's various public sector housing. Mr. Oldham queried the rents quoted and was advised that the figures shown were exclusive of rate content.

It was proposed by Mr. Parker that a 3% increase be applied, he felt that a lesser increase might cause ongoing problems.

Mr. McGuinness pointed out that the ultimate decision was not taken by the Commissioners but proposed an amendment to increase Maintenance Allowance from 26.1% to 30% and rents by 2%. The proposal was seconded by Mr. Singer, who commented that Government needed to intervene to provide more help. The proposal was carried without division.

Mr. Parker withdrew his original proposal. The Finance Officer confirmed that other local authorities are also pushing for an increase in the maintenance allowance.

**(2022/23:141) Cronk Elfin Refurbishment Update:**

Resolved: To note the Housing and Property Manager's report dated 8<sup>th</sup> August, 2022, updating members on the progress of the Cronk Elfin refurbishment project.

**Any Other Business:**

**(2022/23:142) Ice Cream Provision Mooragh Park:**

Further comment was made to lack of ice cream available in the Mooragh Park (Clause 128c refers. Members were reminded of the lease arrangements and some restrictions of existing tenants.

A proposal was put by Mr. McGuinness, seconded by Mr. Court and carried that the Commission seek to set out for “tender” for the provision of ice cream in the Mooragh Park.

Mr. Parker commended the use of an Ice Cream Van as an interim measure.

**(2022/23:143) Meetings / Reminders:**

The Town Clerk took the opportunity to remind Members about the following events / meetings:-

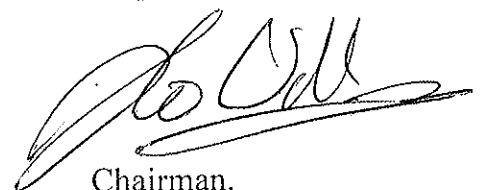
- 22<sup>nd</sup> August 2022 – meeting with Ramsey’s Members of the House of Keys;
- 2<sup>nd</sup> September 2022 – official hand over, on permanent loan, of the Ship’s Bell from the now de-commissioned HMS Ramsey;
- 21<sup>st</sup> September, 2002, Commissioners’ Board Meeting prior to which official photographs would be taken to update the photographs of Chairmen on the stairwell; and to provide photographs for the website.

**(2022/23:144) Manx Wildlife Trust Event:**

Mr. Court informed members that Manx Wildlife Trust had wished to live-stream a forthcoming event and asked if the equipment used by the Commission could be made available?. Mr. Court indicated that he would be willing to attend the event to set-up and operate the equipment. No additional fees will be charged and Mr. Court will kindly give his time at no cost to the Trust.

A proposal by Mr. Court to allow use of the equipment, was seconded by Mr McGuinness and carried without division.

The meeting closed at 10.38 p.m. giving a time of 4 hours for the payment of attendance allowances.

  
Chairman.